HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

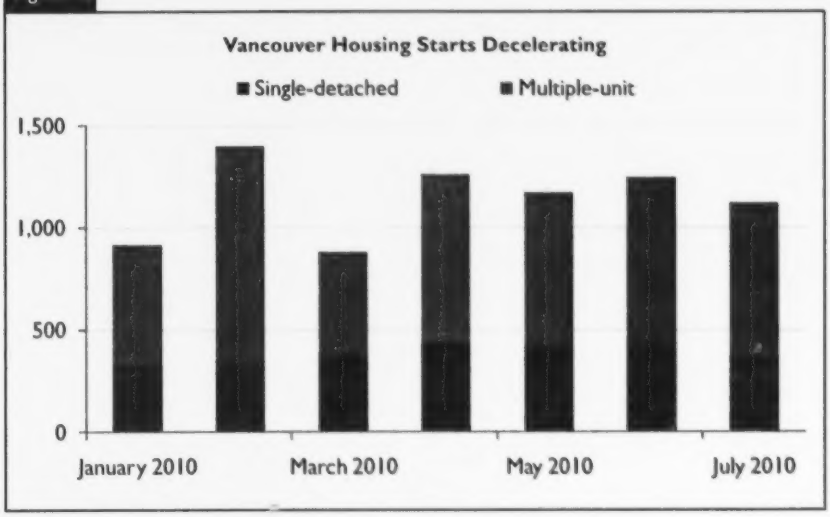
Date Released: August 2010

Vancouver and Abbotsford Housing Now

July 2010 recorded 1,124 housing starts in the Vancouver Census Metropolitan Area (CMA), bringing the year-to-date figure to 8,005. Relative to the first half of the year, July signalled a deceleration in housing starts. An adequate inventory of newly completed and unsold homes, and a well-supplied resale market are forces behind this moderation. Units of new housing under construction also saw a decline in July compared to the same time last year.

Year-to-date, Surrey continues to lead new housing construction within the Vancouver CMA. More than half of Surrey's housing starts have been single-detached dwellings. Strong population growth and an ample supply of land for development have encouraged new home construction in the area.

Figure 1



Source: CMHC

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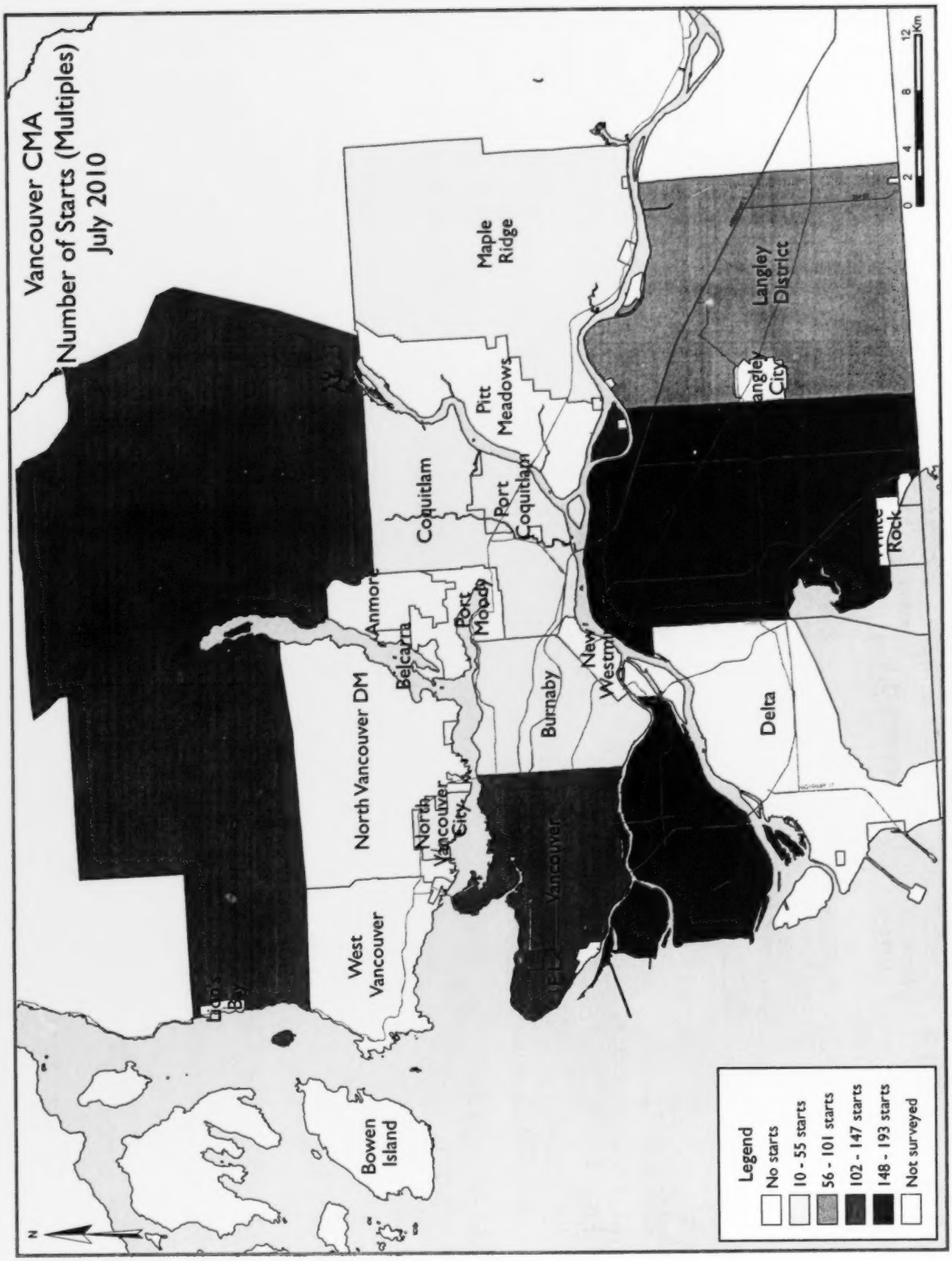
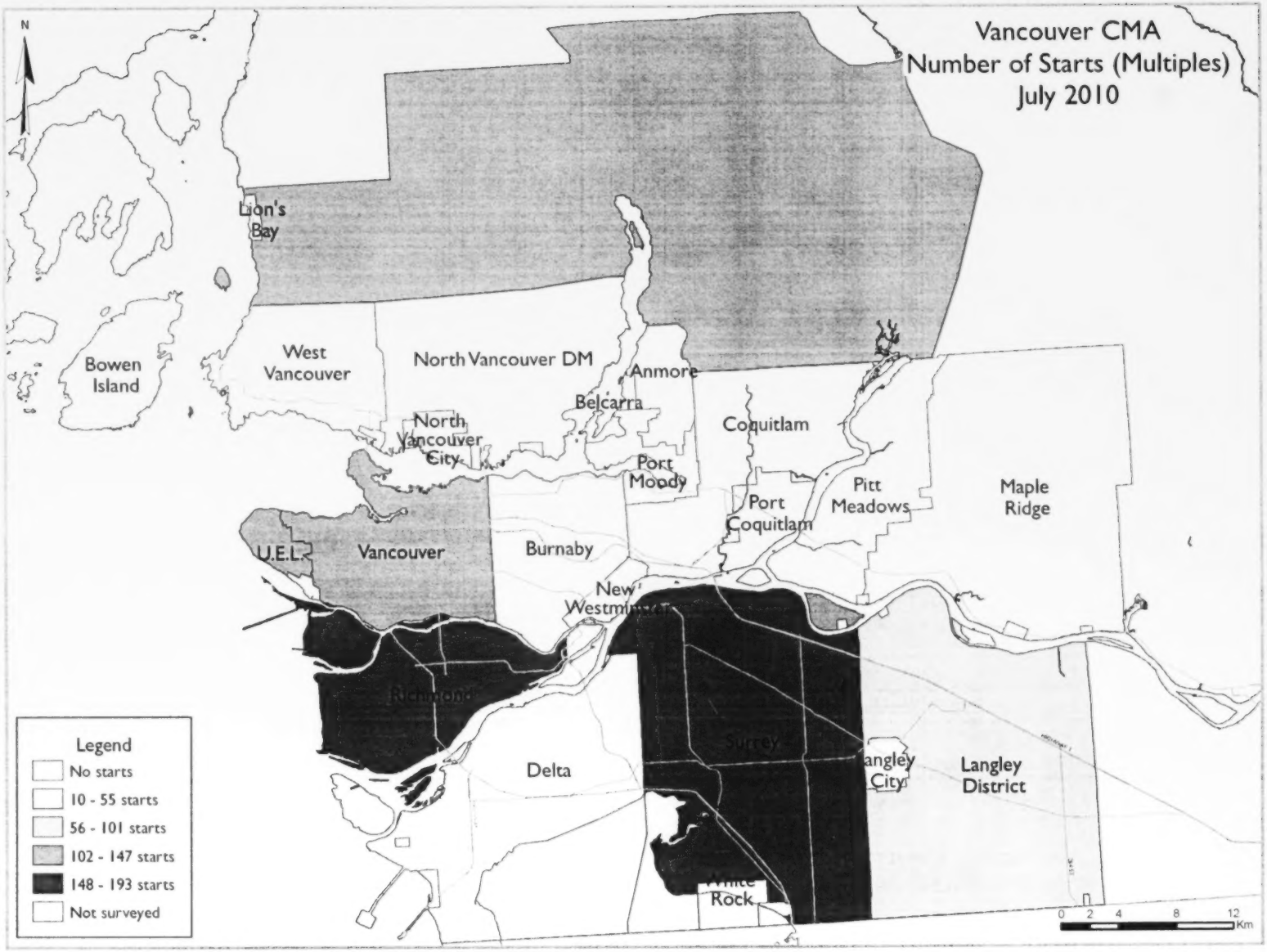
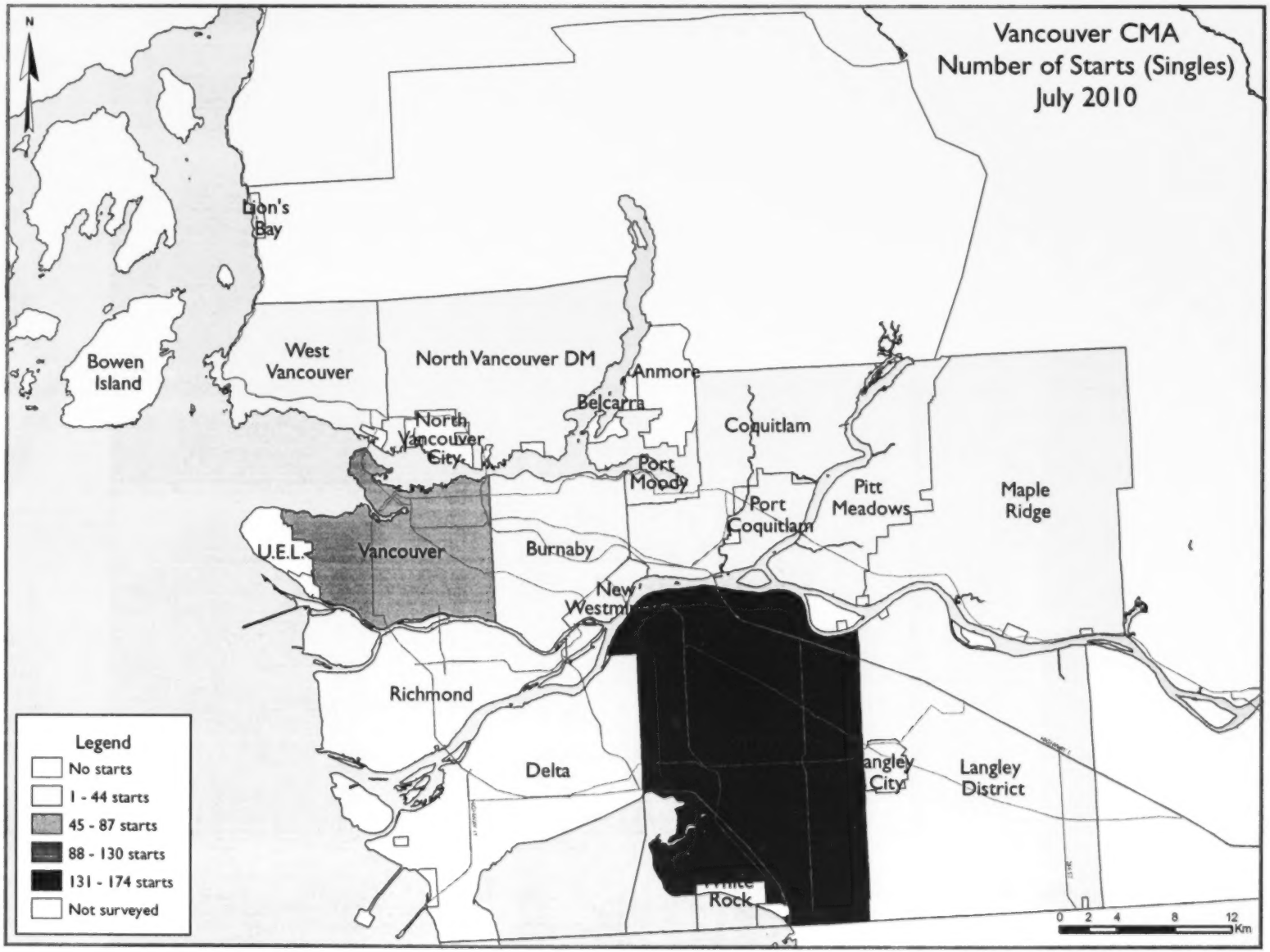
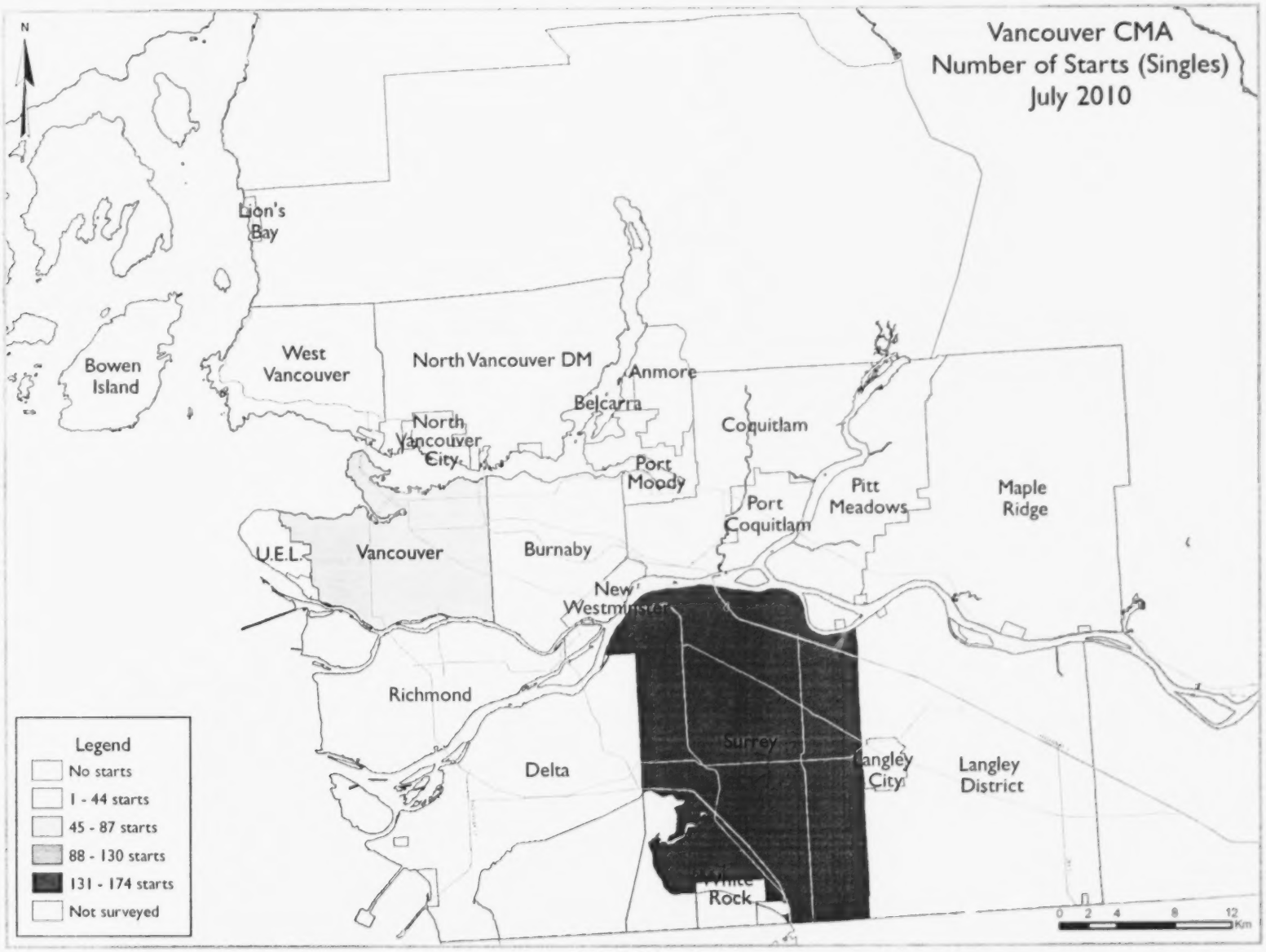
In the Abbotsford CMA, foundations were poured for 30 new homes during July. Year-to-date, there have been 268 housing starts. The stock of newly completed and unsold homes in July dropped significantly vis-à-vis a year ago as new homes are being absorbed by the market more quickly than they were last year.

Nationally, the seasonally adjusted annual rate of total housing starts eased to 189,100 units in July. In British Columbia, July's seasonally adjusted rate of urban housing starts dipped slightly to 20,100 units, from 23,500 units in June.


Vancouver CMA
Number of Starts (Multiples)
July 2010
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Burnaby
New Westminster
Vancouver
Delta
Langley District
Langley City
White Rock
Bowen Island
Howe Sound
Legend
No starts
10 - 55 starts
56 - 101 starts
102 - 147 starts
148 - 193 starts
Not surveyed
0 2 4 8 12 Km
N

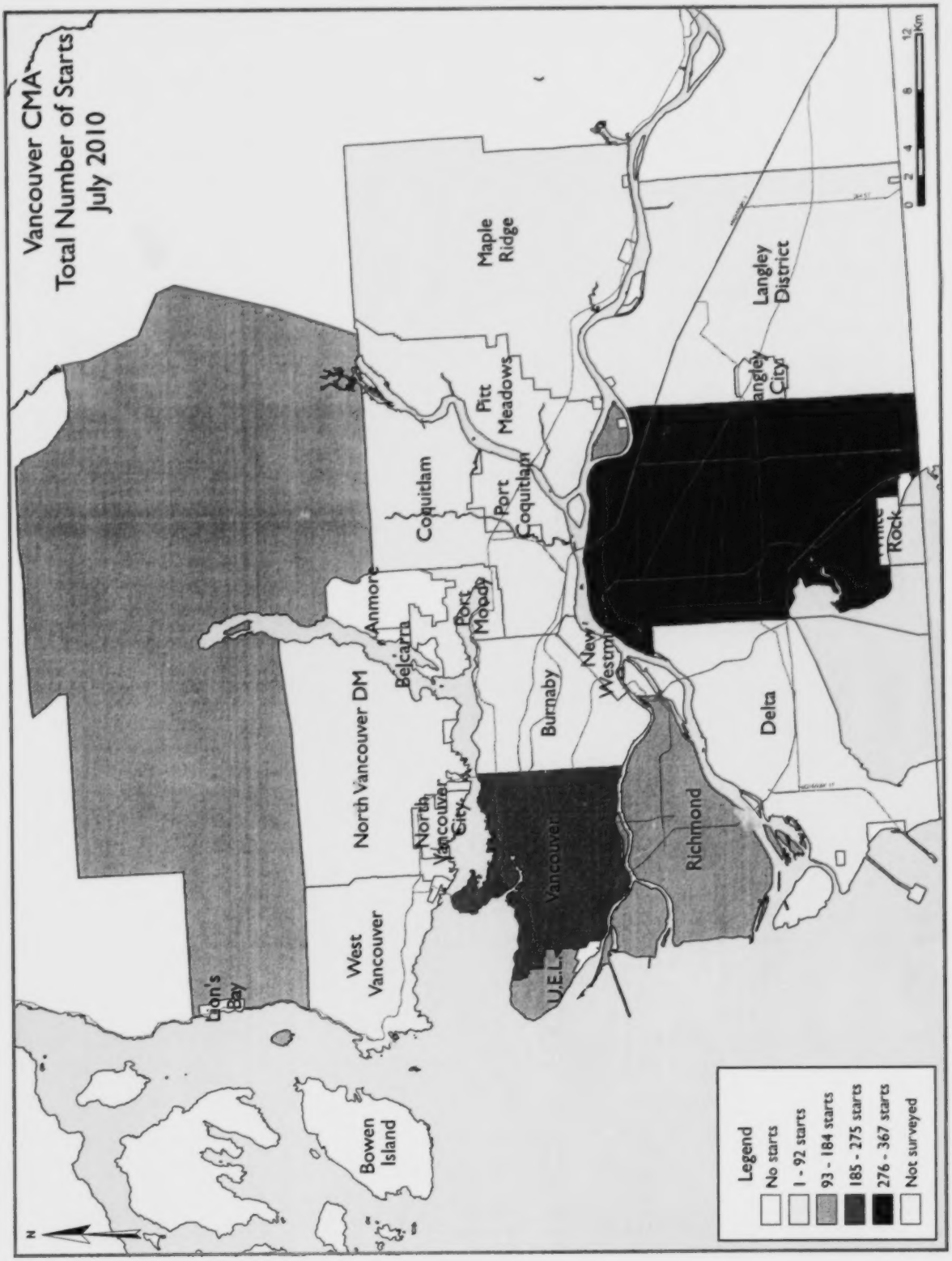

Vancouver CMA
Number of Starts (Multiples)
July 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
Legend
No starts
10 - 55 starts
56 - 101 starts
102 - 147 starts
148 - 193 starts
Not surveyed
0 2 4 8 12
Km

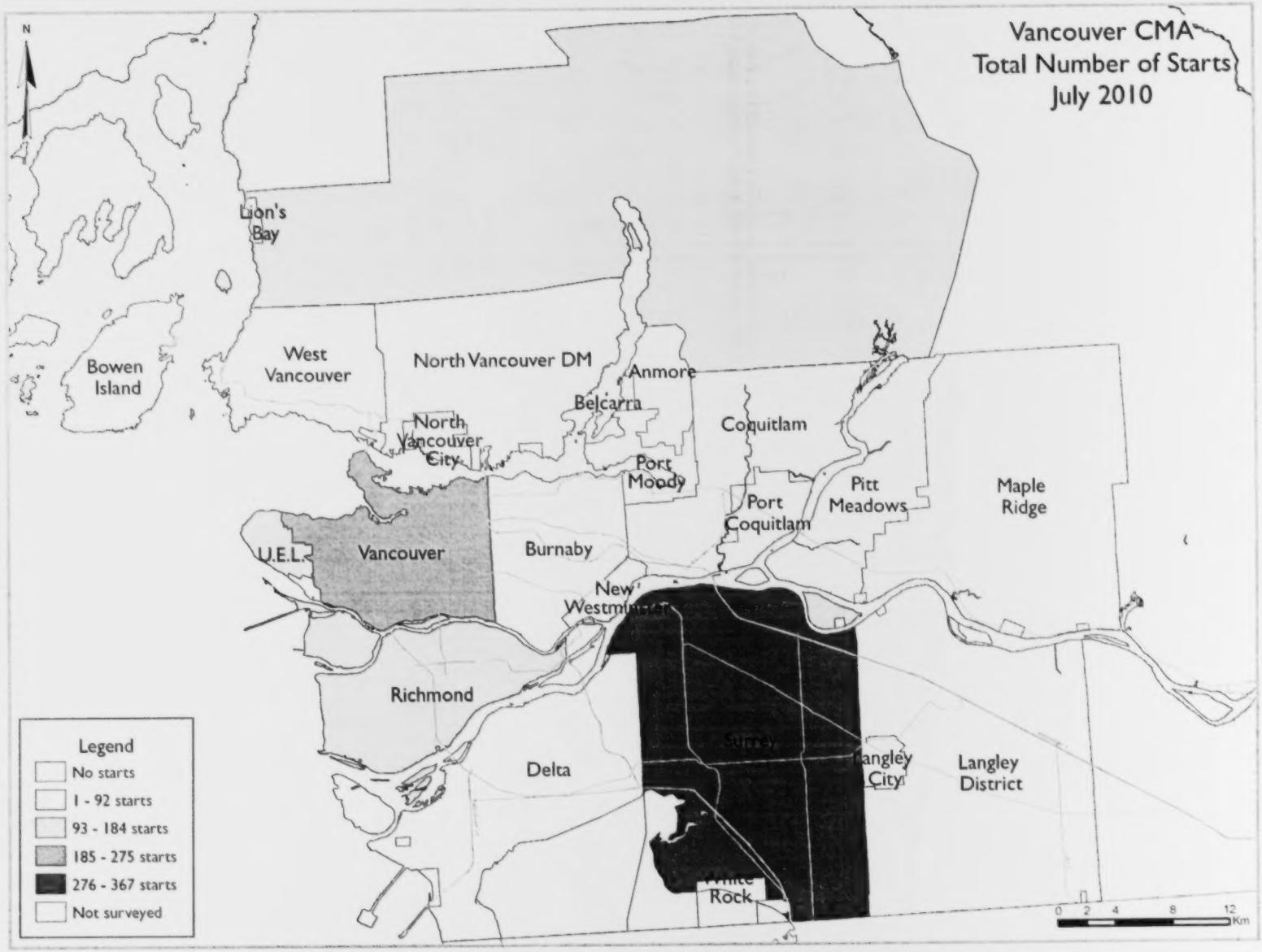

Vancouver CMA
Number of Starts (Singles)
July 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmin
Richmond
Delta
angley City
Langley District
White Rock
Legend
No starts
1 - 44 starts
45 - 87 starts
88 - 130 starts
131 - 174 starts
Not surveyed
0 2 4 8 12
Km



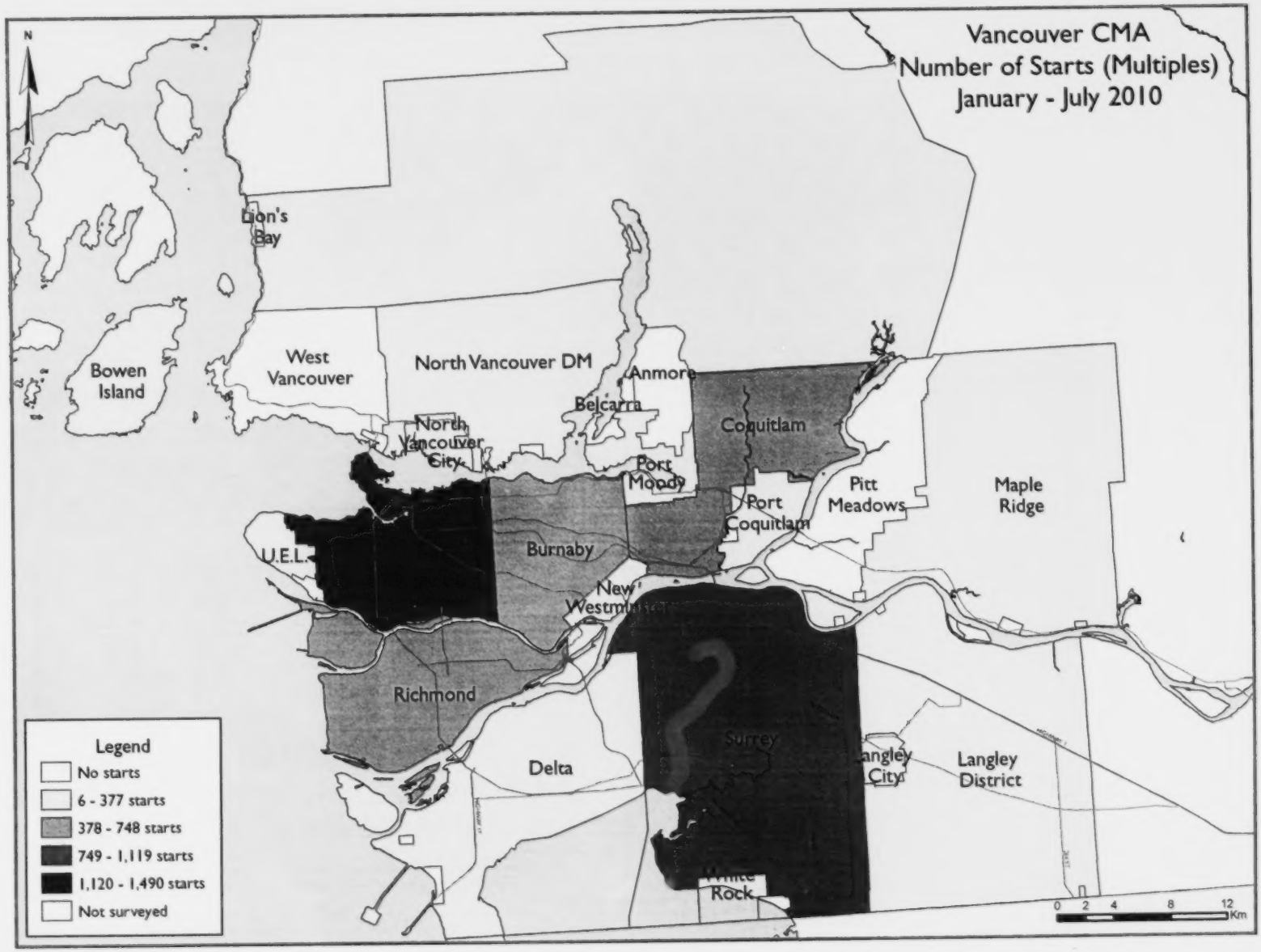
Canada Mortgage and Housing Corporation

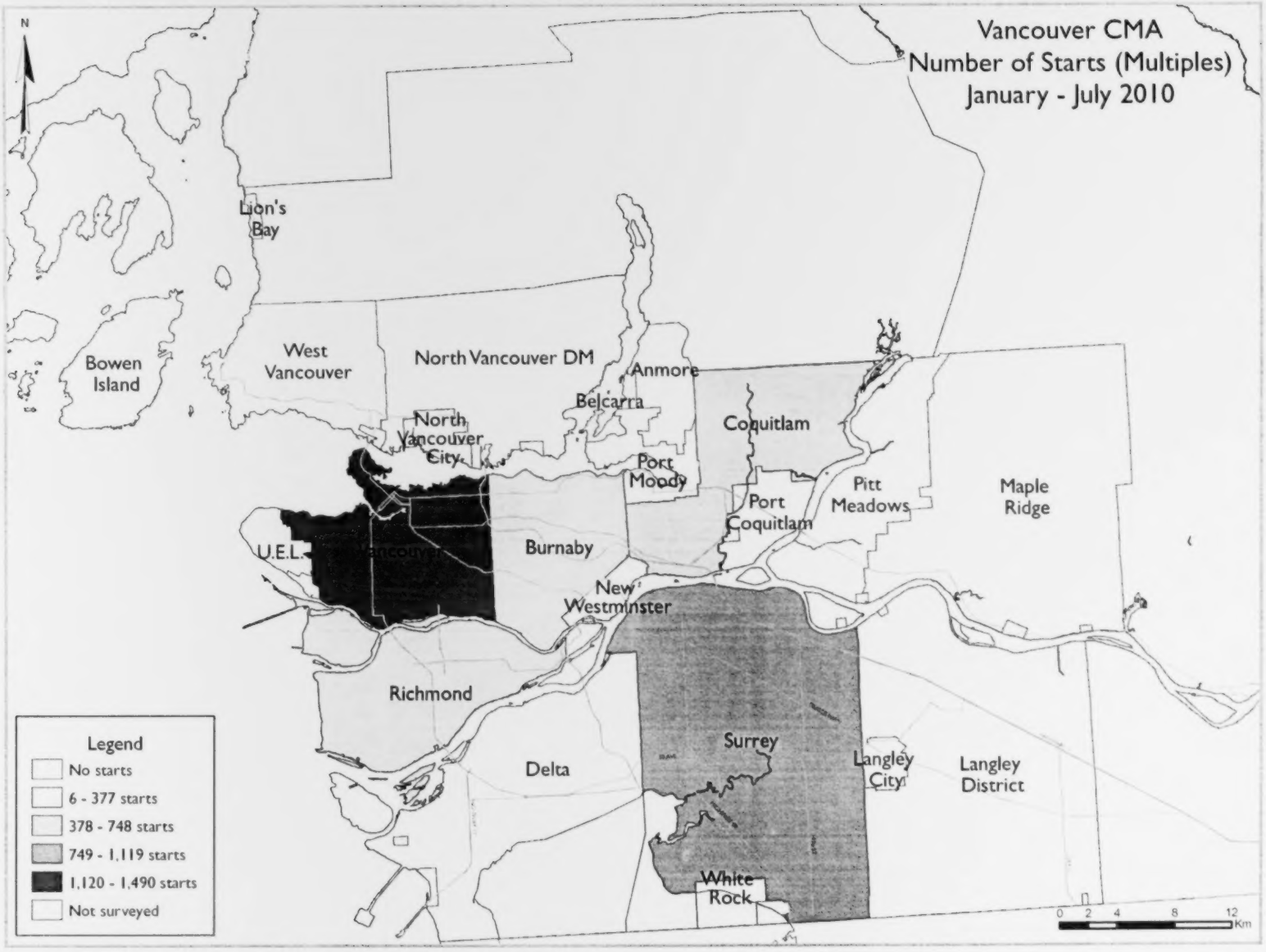
Housing Now - Vancouver and Abbotsford CMA - Date Released - August 2010


Vancouver CMA
Total Number of Starts
July 2010
Maple Ridge
Langley District
Langley City
Pitt Meadows
Coquitlam
Port Coquitlam
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
Burnaby
New Westminster
Delta
North Vancouver City
Vancouver
Richmond
U.E.L.
West Vancouver
Lion's Bay
Bowen Island
Legend
No starts
1 - 92 starts
93 - 184 starts
185 - 275 starts
276 - 367 starts
Not surveyed
0 2 4 8 12 Km
N

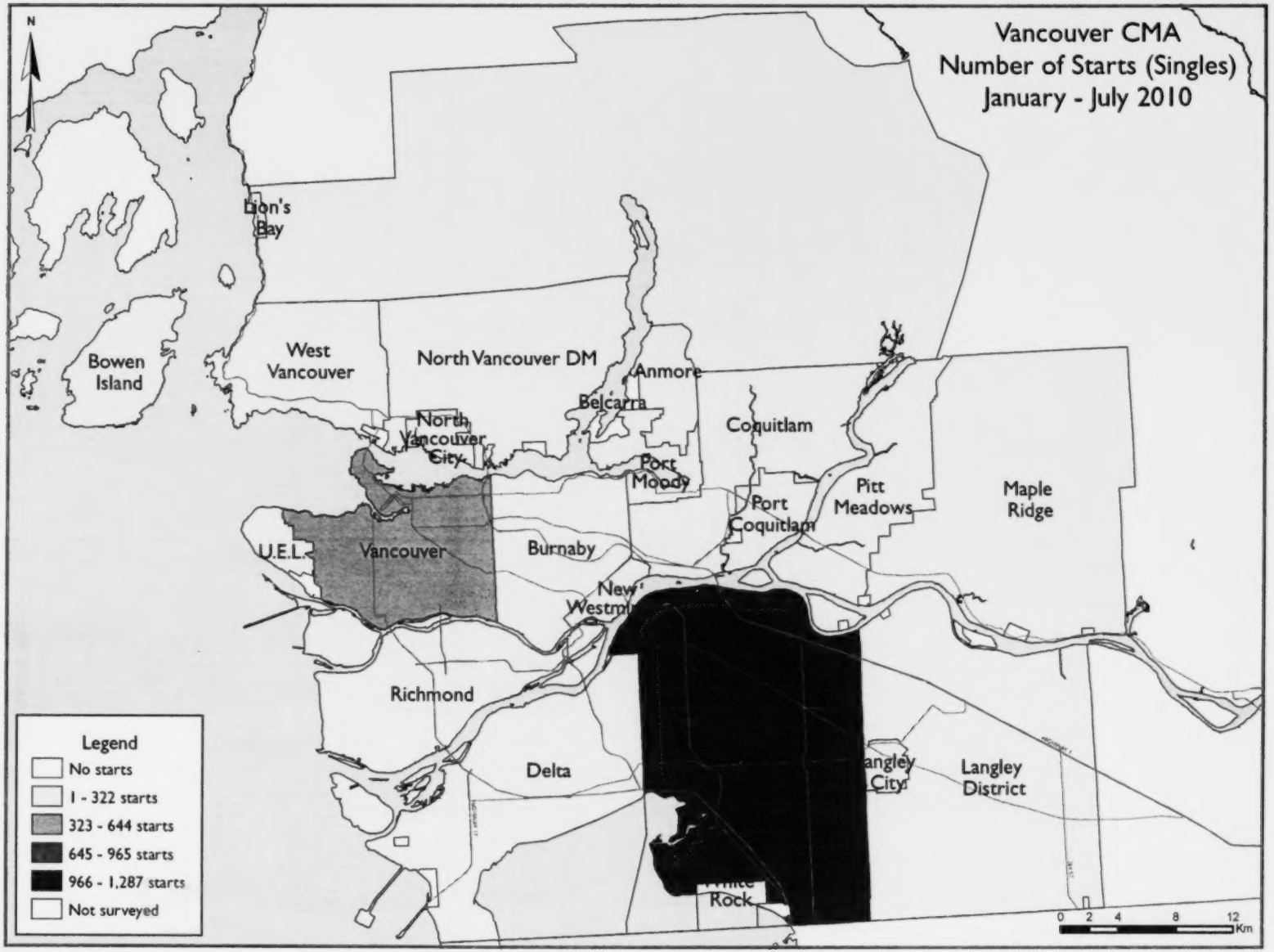


Canada Mortgage and Housing Corporation

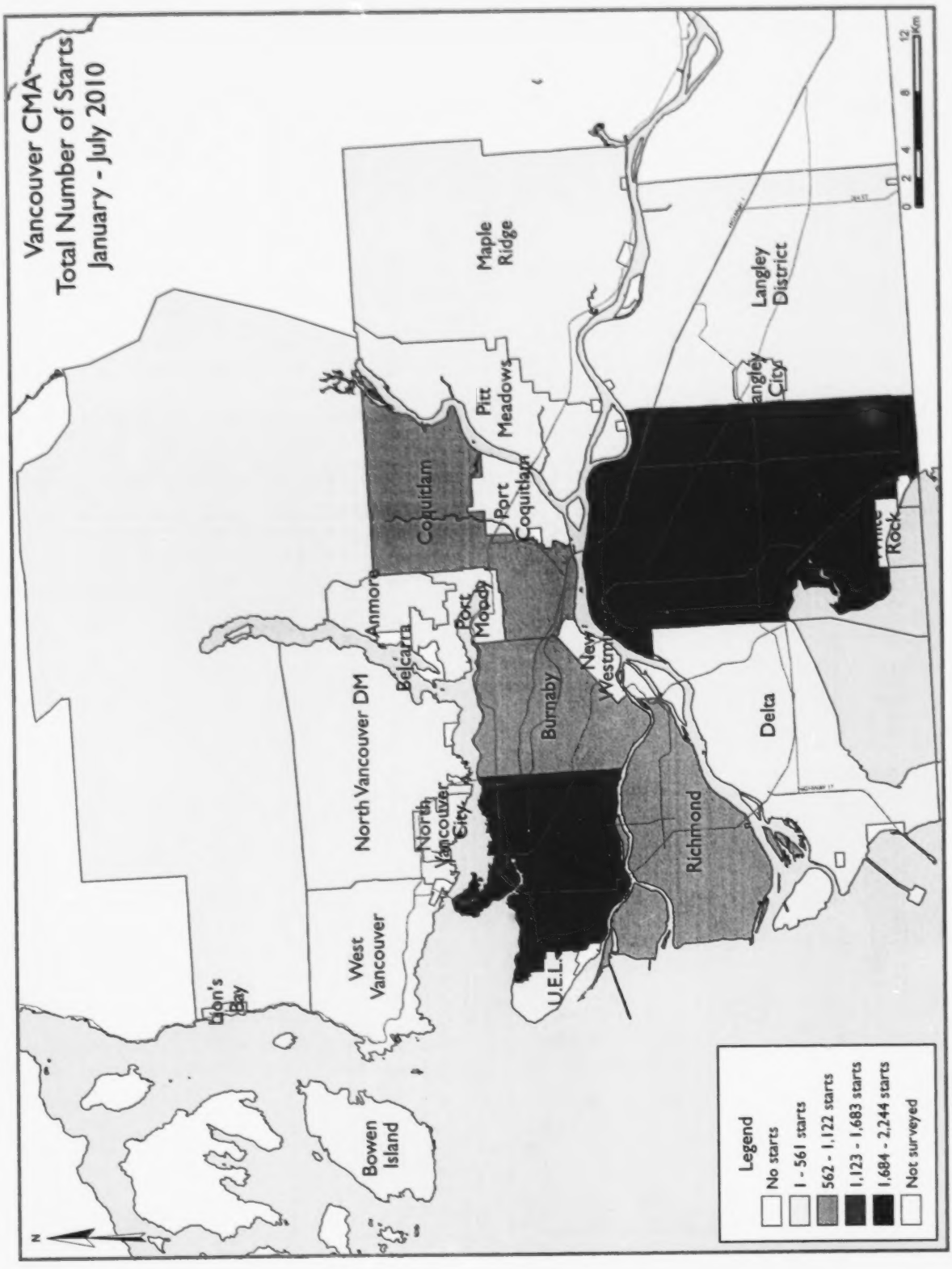

Vancouver CMA
Number of Starts (Multiples)
January - July 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
6 - 377 starts
378 - 748 starts
749 - 1,119 starts
1,120 - 1,490 starts
Not surveyed
0 2 4 8 12
Km

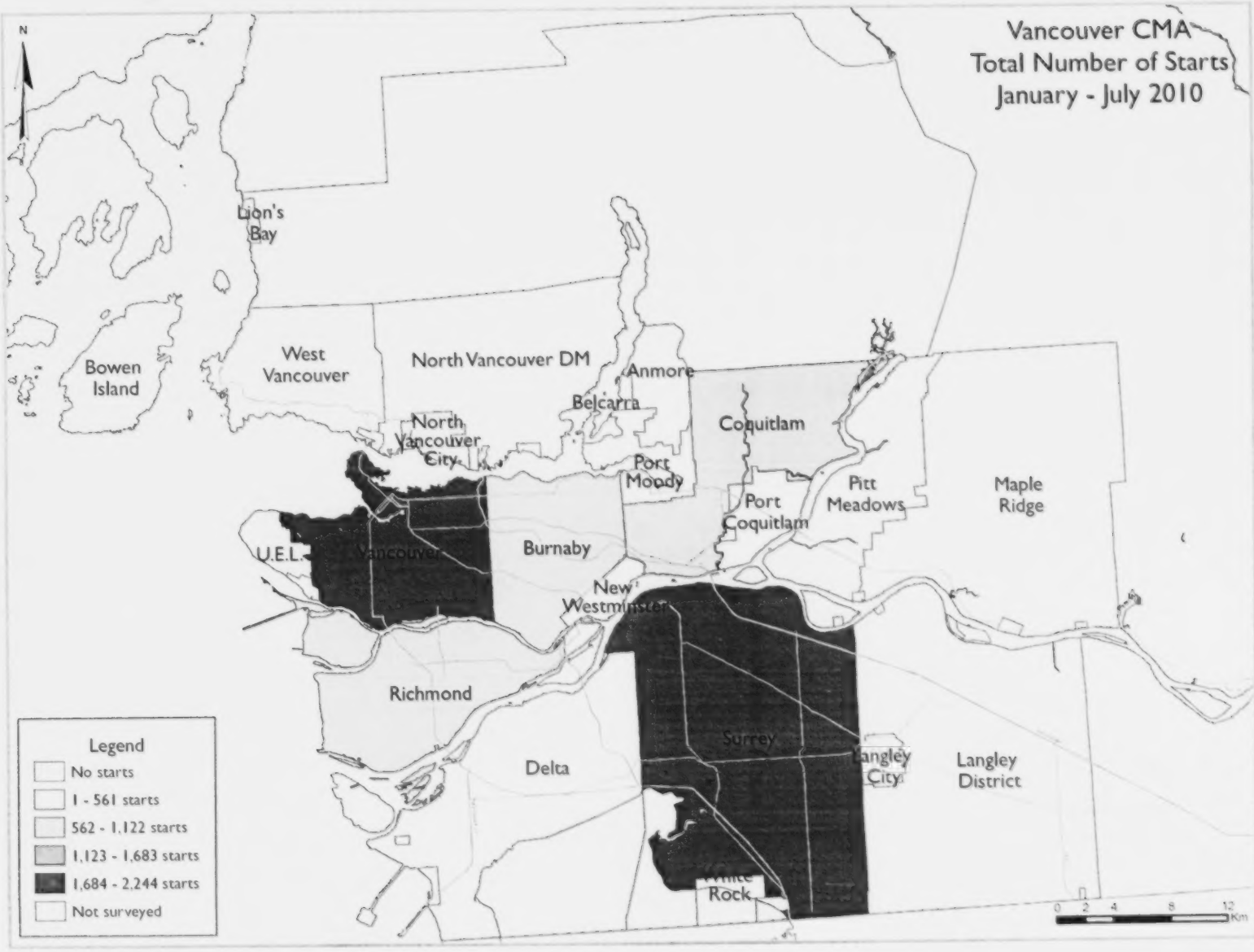


Canada Mortgage and Housing Corporation


Vancouver CMA
Number of Starts (Singles)
January - July 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
angley City
Langley District
White Rock
Legend
No starts
1 - 322 starts
323 - 644 starts
645 - 965 starts
966 - 1,287 starts
Not surveyed
0 2 4 8 12 Km

Vancouver CMA
Number of Starts (Singles)
January - July 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 322 starts
323 - 644 starts
645 - 965 starts
966 - 1,287 starts
Not surveyed
0 2 4 8 12
Km


Vancouver CMA
Total Number of Starts
January - July 2010
Maple Ridge
Pitt Meadows
Port Coquitlam
Coquitlam
Langley District
Langley City
Port Moody
Anmore
Belcarra
North Vancouver DM
Burnaby
New Westminster
Delta
North Vancouver City
Richmond
West Vancouver
U.E.L.
Bowen Island
Legend
No starts
1 - 561 starts
562 - 1,122 starts
1,123 - 1,683 starts
1,684 - 2,244 starts
Not surveyed
N



Housing Now - Vancouver and Abbotsford CMAs - Data Released - August 2010

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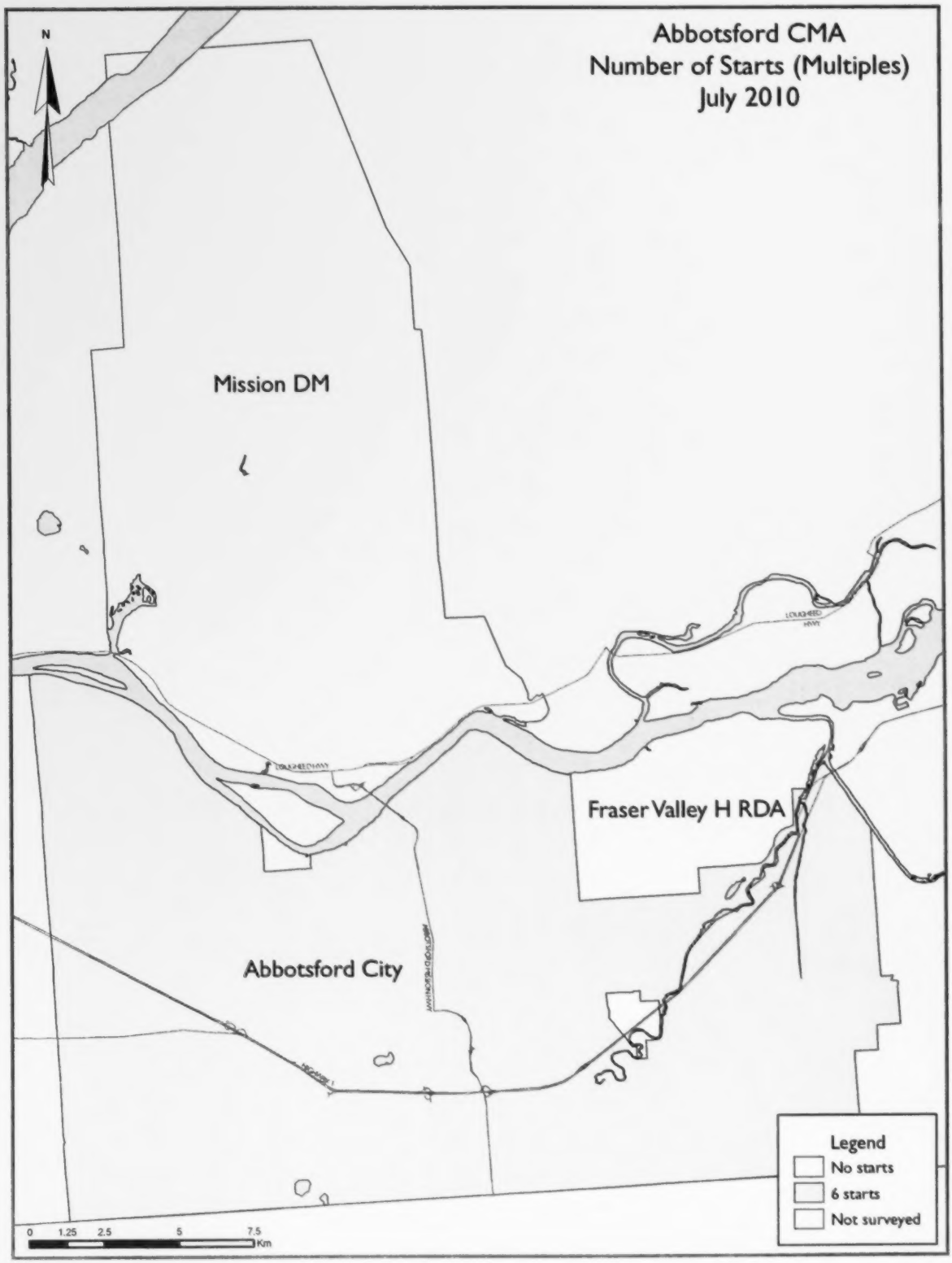
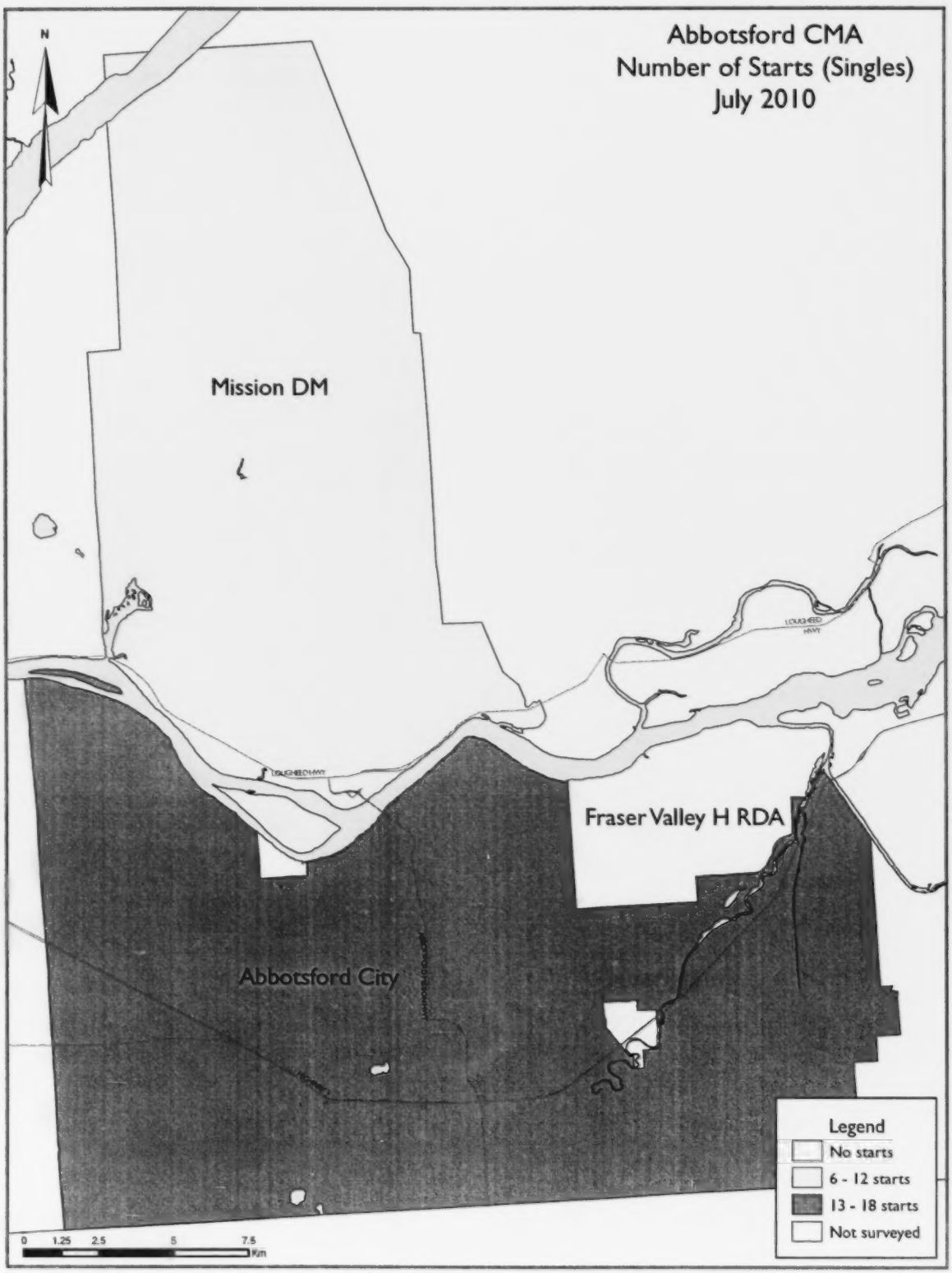
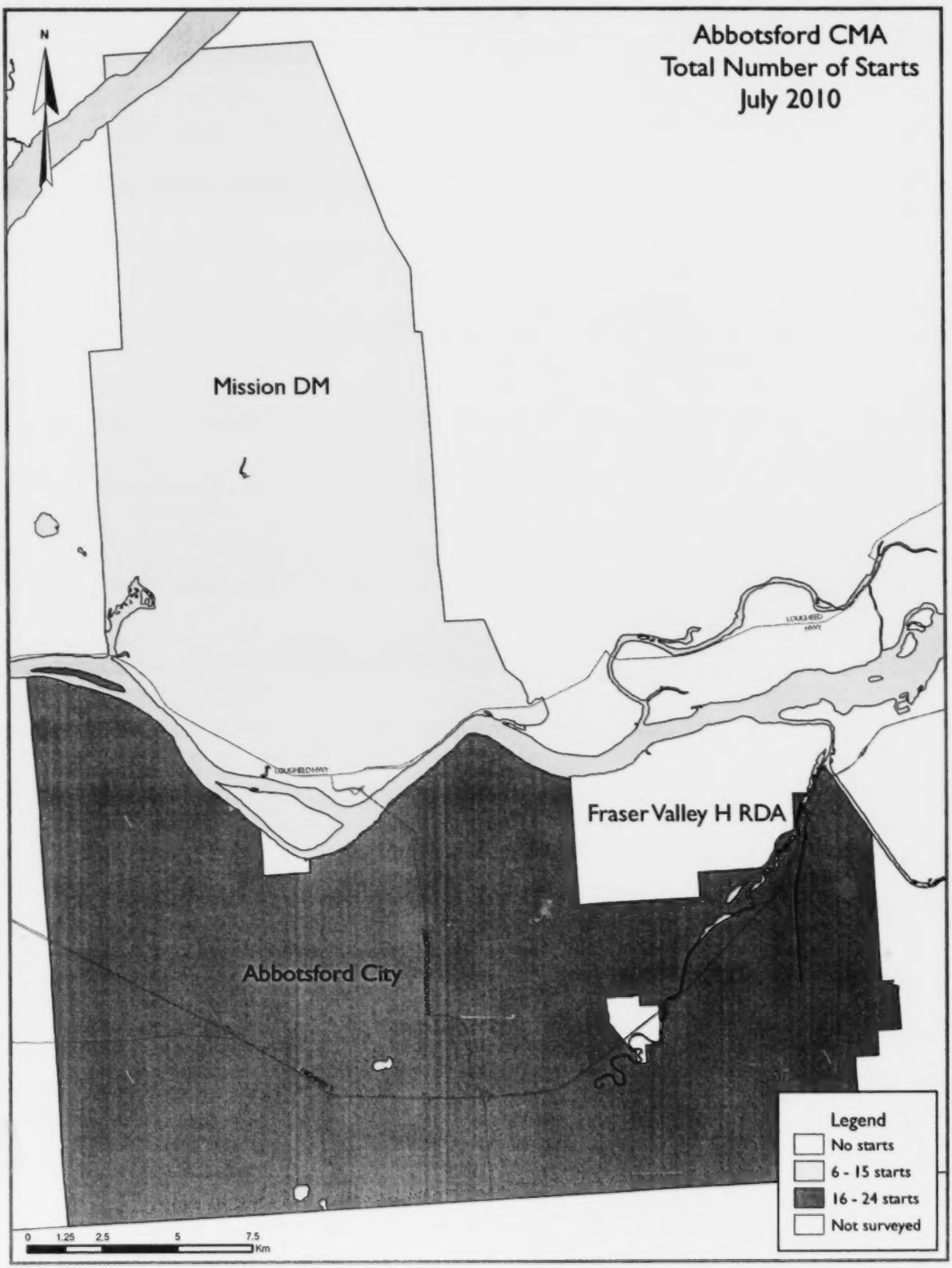
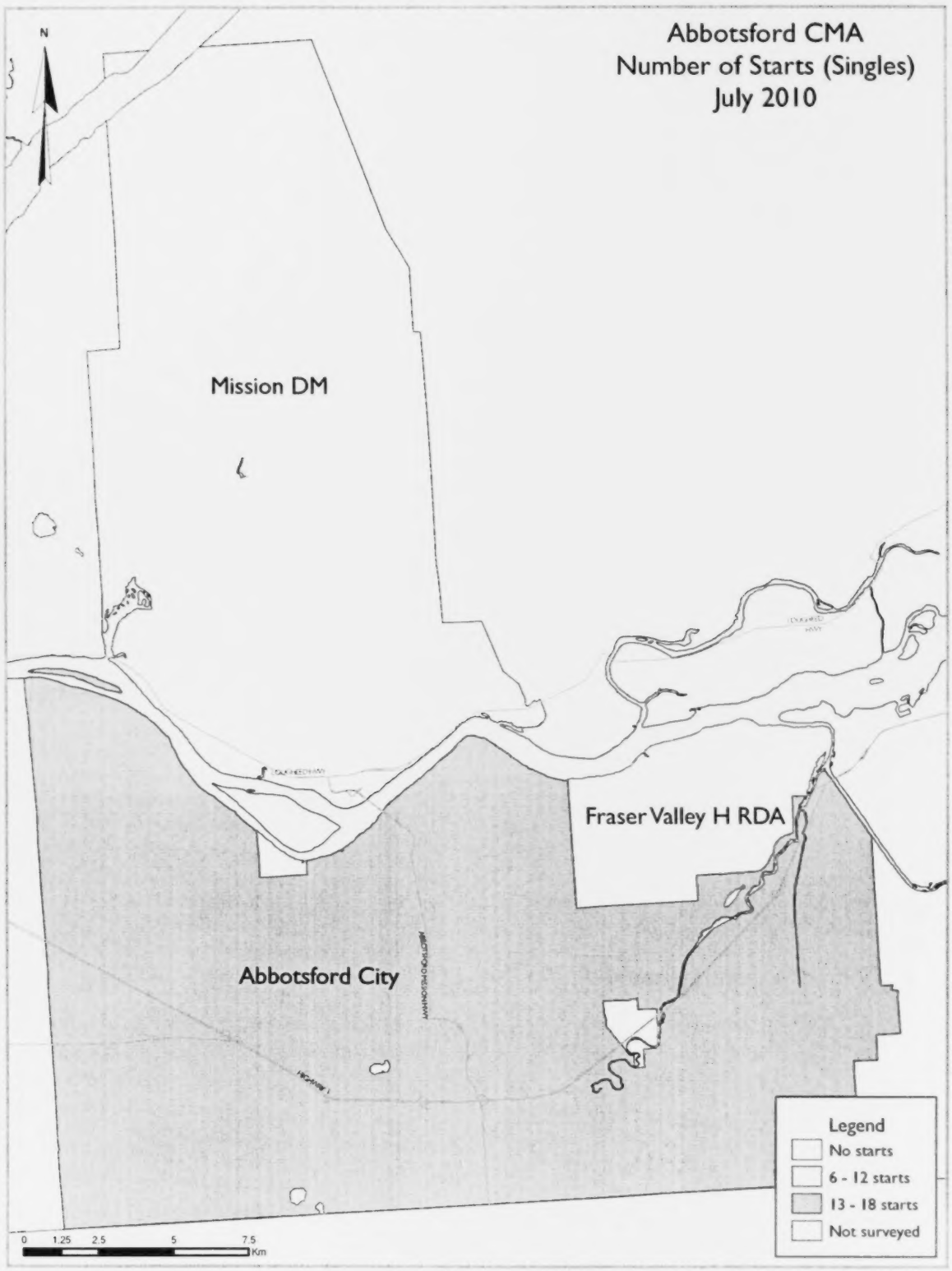
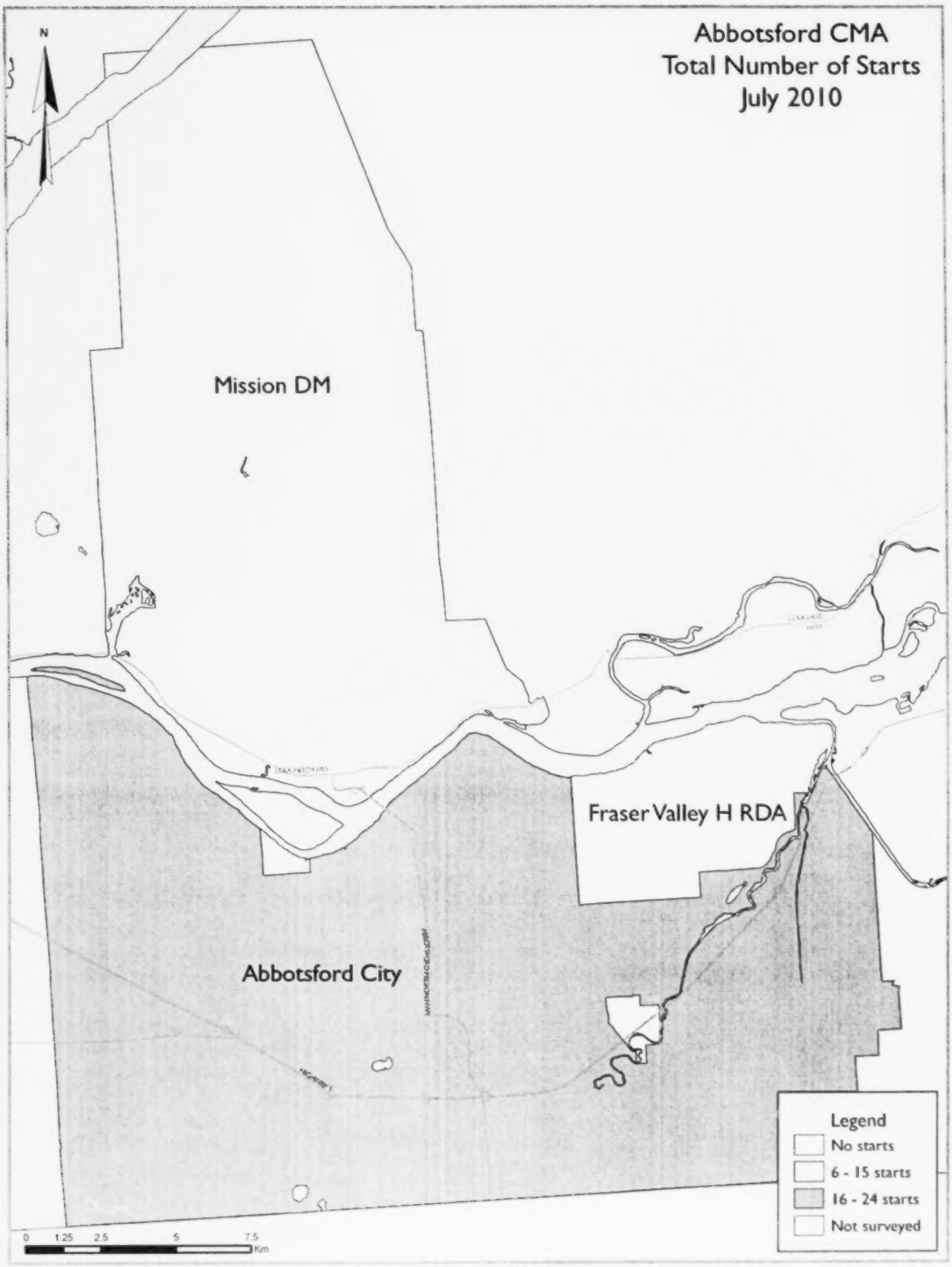
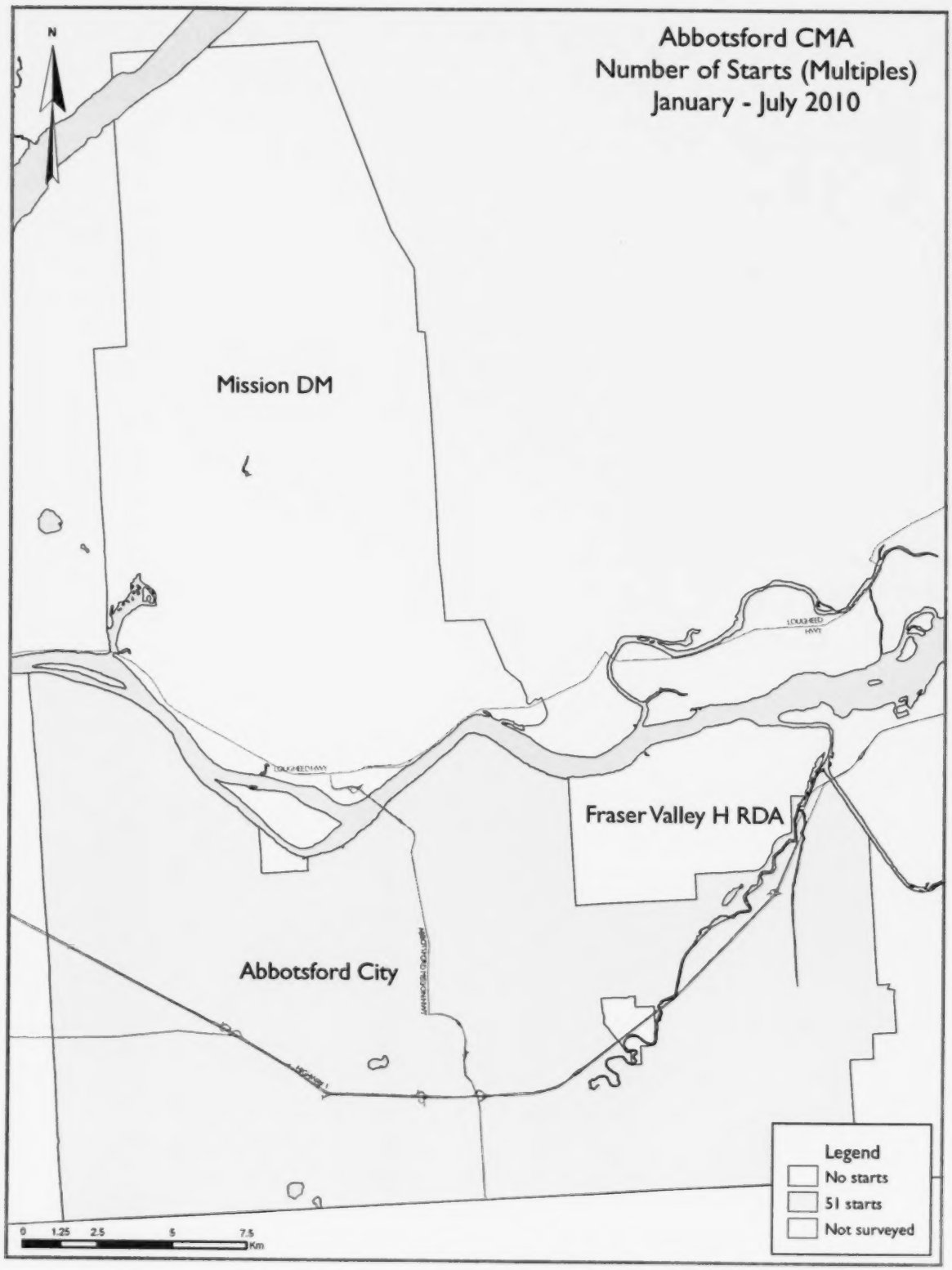

Abbotsford CMA
Number of Starts (Multiples)
July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

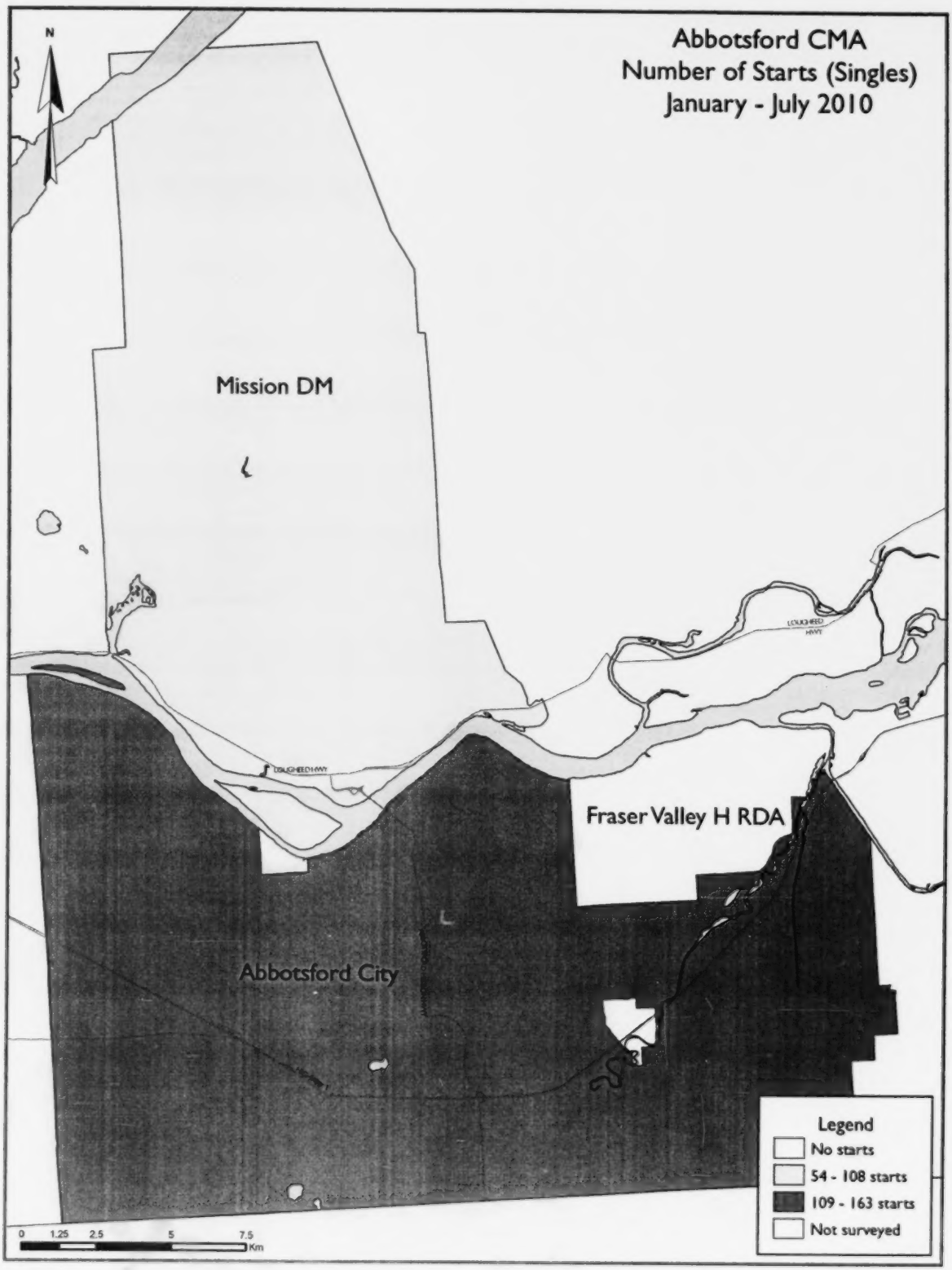

Abbotsford CMA
Number of Starts (Singles)
July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 - 12 starts
13 - 18 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

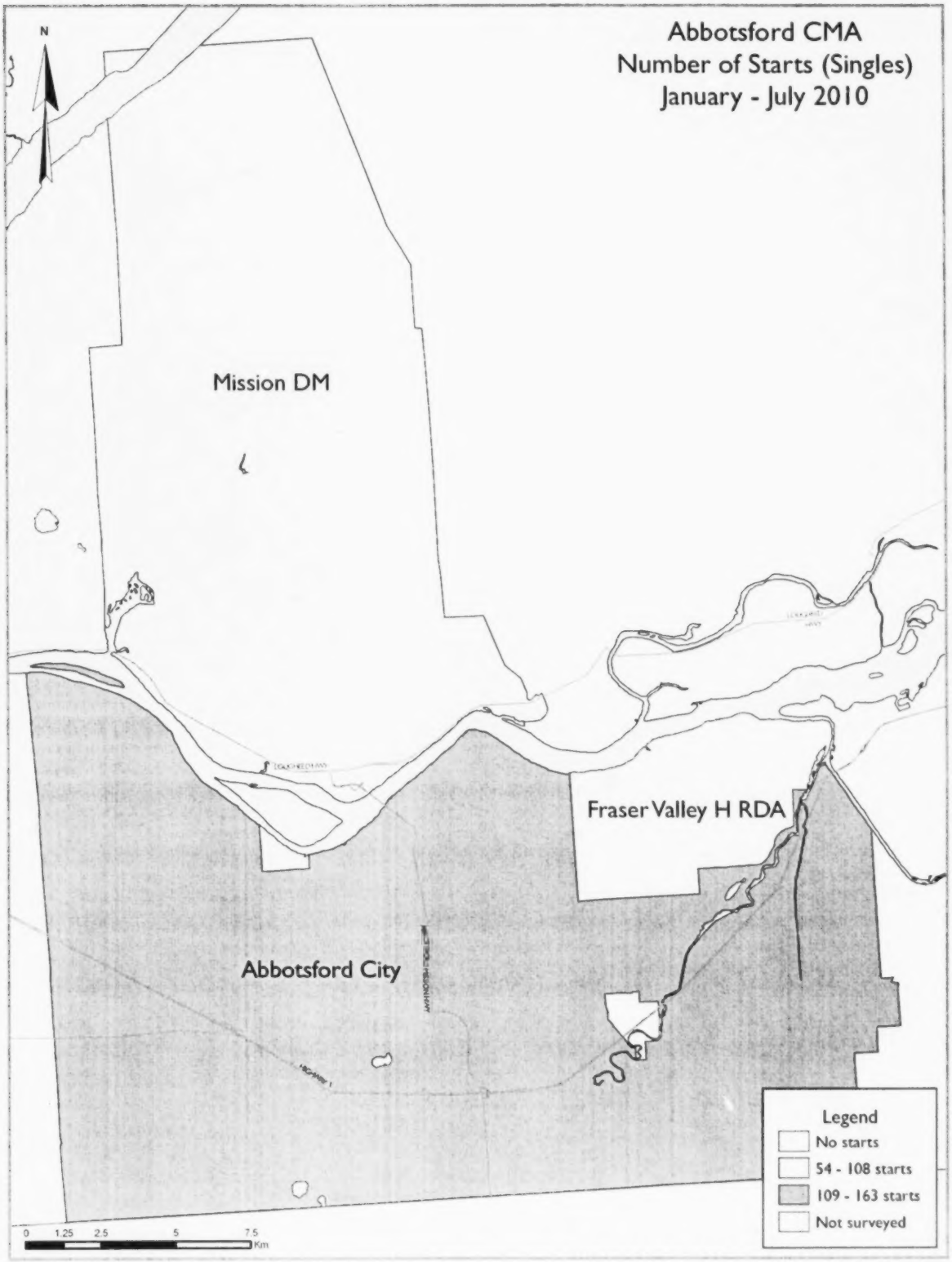

Abbotsford CMA
Total Number of Starts
July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 - 15 starts
16 - 24 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

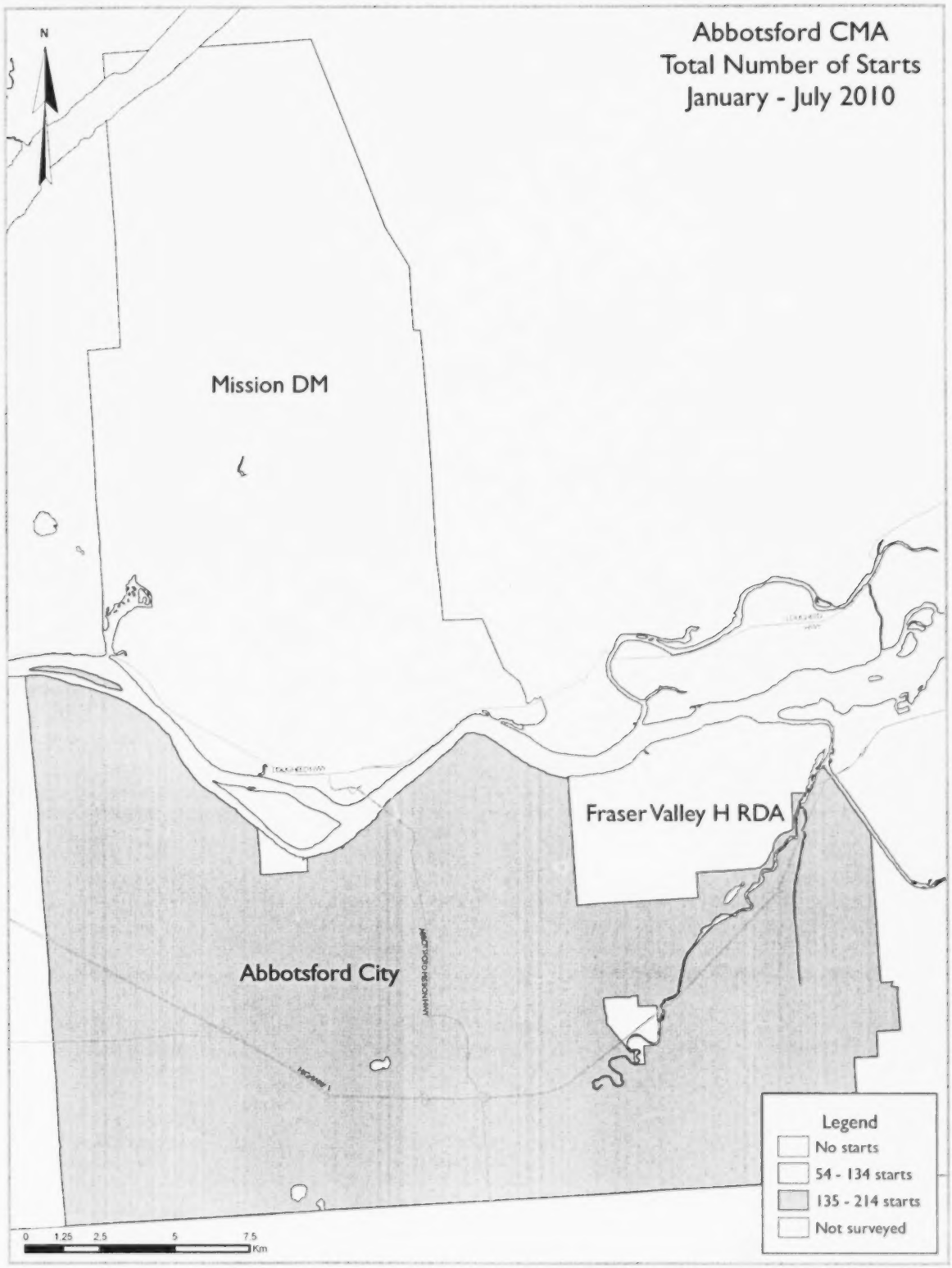

Abbotsford CMA
Number of Starts (Singles)
July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 - 12 starts
13 - 18 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

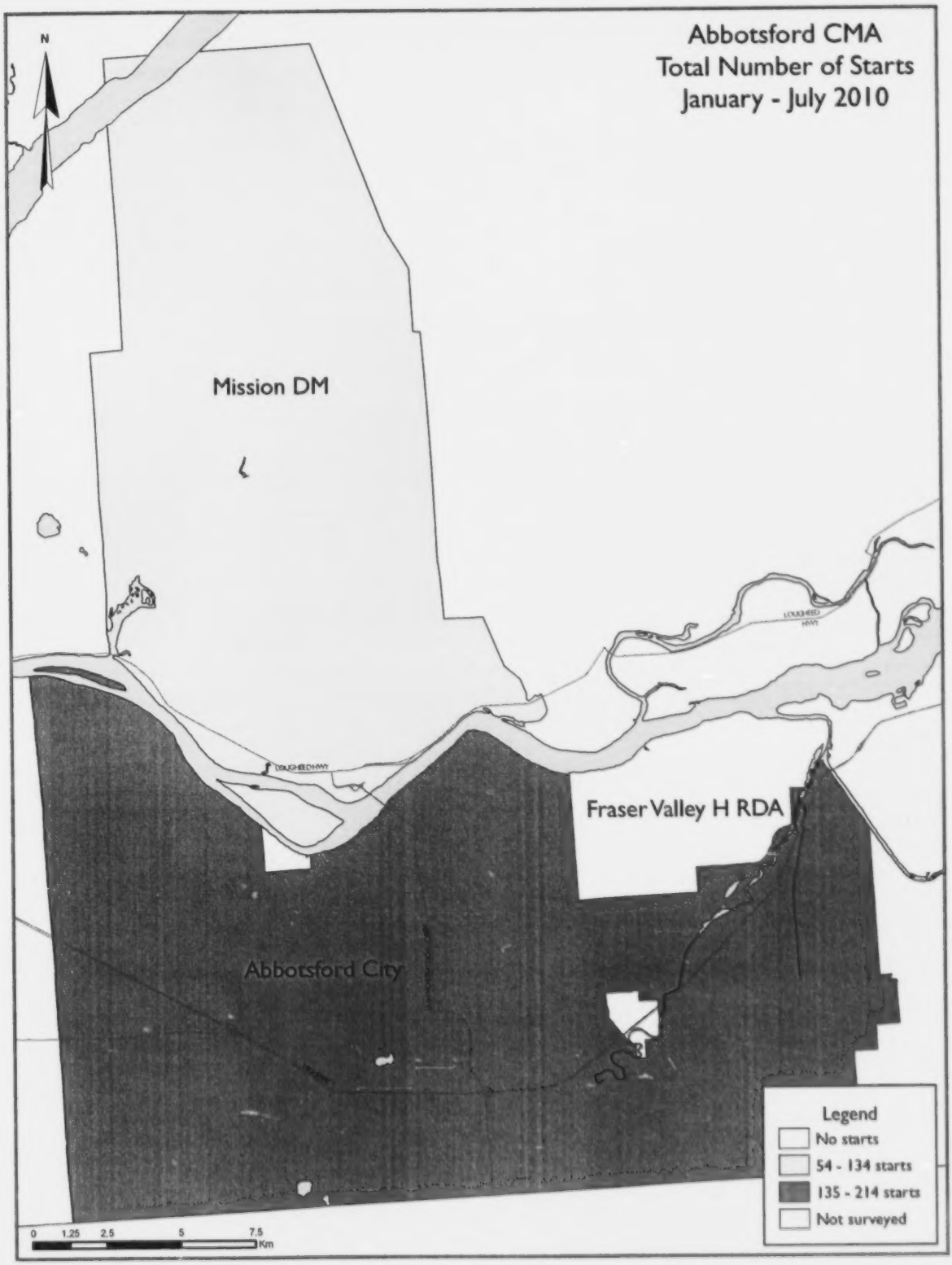

Abbotsford CMA
Total Number of Starts
July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 - 15 starts
16 - 24 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
51 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
54 - 108 starts
109 - 163 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
54 - 108 starts
109 - 163 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
54 - 134 starts
135 - 214 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - July 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
54 - 134 starts
135 - 214 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	365	26	98	0	185	377	12	61	1,124
July 2009	236	16	84	2	76	91	4	8	517
% Change	54.7	62.5	16.7	-100.0	143.4	**	200.0	**	117.4
Year-to-date 2010	2,642	160	756	32	1,213	2,590	76	536	8,005
Year-to-date 2009	1,104	94	293	4	806	1,439	9	105	3,859
% Change	139.3	70.2	158.0	**	50.5	80.0	**	**	107.4
UNDER CONSTRUCTION									
July 2010	3,362	238	884	47	1,637	7,314	80	848	14,410
July 2009	2,280	187	571	31	1,774	13,754	6	684	19,292
% Change	47.5	27.3	54.8	51.6	-7.7	-46.8	**	24.0	-25.3
COMPLETIONS									
July 2010	366	8	70	0	273	562	3	60	1,342
July 2009	284	24	84	1	367	151	0	14	925
% Change	28.9	-66.7	-16.7	-100.0	-25.6	**	n/a	**	45.1
Year-to-date 2010	1,987	112	459	12	1,531	6,253	6	370	10,730
Year-to-date 2009	1,945	200	324	8	1,628	5,440	30	561	10,136
% Change	2.2	-44.0	41.7	50.0	-6.0	14.9	-80.0	-34.0	5.9
COMPLETED & NOT ABSORBED									
July 2010	486	58	101	3	278	1,758	1	21	2,706
July 2009	941	127	145	19	371	651	0	96	2,350
% Change	-48.4	-54.3	-30.3	-84.2	-25.1	170.0	n/a	-78.1	15.1
ABSORBED									
July 2010	345	6	58	0	233	578	2	55	1,277
July 2009	360	48	80	4	373	206	0	47	1,118
% Change	-4.2	-87.5	-27.5	-100.0	-37.5	180.6	n/a	17.0	14.2
Year-to-date 2010	2,059	119	441	12	1,521	5,206	5	193	9,556
Year-to-date 2009	2,108	216	313	15	1,624	5,343	30	413	10,062
% Change	-2.3	-44.9	40.9	-20.0	-6.3	-2.6	-83.3	-53.3	-5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2010	31	20	0	0	14	0	0	0	65
July 2009	12	0	0	0	8	0	0	0	20
Delta									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	11	0	0	0	0	0	0	0	11
Langley									
July 2010	14	0	26	0	45	0	4	0	89
July 2009	6	0	12	0	27	0	3	0	48
Maple Ridge / Pitt Meadows									
July 2010	31	0	0	0	12	0	0	0	43
July 2009	15	0	0	0	0	0	0	0	15
New Westminster									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	5	0	0	0	0	0	0	0	5
North Vancouver									
July 2010	10	4	6	0	0	0	0	0	20
July 2009	4	0	2	2	0	0	0	0	8
Richmond									
July 2010	27	0	22	0	19	104	0	3	175
July 2009	15	0	26	0	4	0	0	0	45
Surrey									
July 2010	174	0	0	0	87	99	0	7	367
July 2009	96	0	4	0	27	0	0	8	135
Tri-Cities									
July 2010	13	0	12	0	8	18	0	0	51
July 2009	19	6	19	0	10	0	0	0	54
University Endowment Lands									
July 2010	0	0	0	0	0	108	0	0	108
July 2009	1	0	0	0	0	91	0	0	92
Vancouver City									
July 2010	44	2	32	0	0	48	8	51	185
July 2009	50	10	19	0	0	0	1	0	80
West Vancouver									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	2	0	0	0	0	0	0	0	2
White Rock									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	0	0	2	0	0	0	0	0	2
Vancouver CMA									
July 2010	365	26	98	0	185	377	12	61	1,124
July 2009	236	16	84	2	76	91	4	8	517

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2010	199	74	0	0	94	929	5	70	1,371
July 2009	107	30	0	0	76	1,263	0	0	1,476
Delta									
July 2010	94	2	0	0	87	55	1	4	243
July 2009	81	4	0	0	31	51	0	5	172
Langley									
July 2010	161	4	110	0	169	131	4	0	579
July 2009	216	6	74	0	117	500	3	0	916
Maple Ridge / Pitt Meadows									
July 2010	208	0	0	0	135	165	0	1	509
July 2009	169	2	0	1	117	152	0	0	446
New Westminster									
July 2010	41	4	0	32	10	229	0	0	316
July 2009	22	0	0	0	0	570	0	0	592
North Vancouver									
July 2010	81	22	22	0	51	295	0	0	471
July 2009	60	14	20	4	99	594	0	0	791
Richmond									
July 2010	234	6	246	8	210	460	0	5	1,169
July 2009	133	4	162	2	256	1,304	0	6	1,867
Surrey									
July 2010	1,331	10	16	6	753	1,300	0	111	3,527
July 2009	762	14	22	24	764	3,007	0	109	4,702
Tri-Cities									
July 2010	183	14	177	0	48	312	0	50	784
July 2009	92	14	118	0	112	1,138	0	0	1,474
University Endowment Lands									
July 2010	6	0	0	0	0	216	0	134	356
July 2009	9	0	0	0	21	195	0	257	482
Vancouver City									
July 2010	608	90	267	1	80	3,192	70	471	4,779
July 2009	422	85	135	0	172	4,912	3	307	6,036
West Vancouver									
July 2010	138	12	0	0	0	0	0	0	150
July 2009	128	12	0	0	4	33	0	0	177
White Rock									
July 2010	15	0	44	0	0	30	0	0	89
July 2009	11	2	40	0	5	35	0	0	93
Vancouver CMA									
July 2010	3,362	238	884	47	1,637	7,314	80	848	14,410
July 2009	2,280	187	571	31	1,774	13,754	6	684	19,292

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2010	9	4	0	0	4	168	0	0	185
July 2009	16	0	0	0	63	60	0	0	139
Delta									
July 2010	6	0	0	0	4	0	0	0	10
July 2009	21	0	0	0	81	0	0	0	102
Langley									
July 2010	13	0	22	0	32	0	1	0	68
July 2009	38	2	10	0	0	0	0	0	50
Maple Ridge / Pitt Meadows									
July 2010	40	0	0	0	14	0	1	1	56
July 2009	15	0	0	0	0	0	0	0	15
New Westminster									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	4	0	0	0	0	44	0	0	48
North Vancouver									
July 2010	2	0	0	0	0	0	0	25	27
July 2009	5	2	0	0	0	0	0	0	7
Richmond									
July 2010	9	0	4	0	20	231	0	0	264
July 2009	30	2	24	1	10	0	0	0	67
Surrey									
July 2010	202	0	10	0	124	60	0	34	430
July 2009	87	2	0	0	108	12	0	13	222
Tri-Cities									
July 2010	10	0	6	0	30	70	0	0	116
July 2009	20	10	30	0	33	0	0	1	94
University Endowment Lands									
July 2010	0	0	0	0	2	0	0	0	2
July 2009	0	0	0	0	55	35	0	0	90
Vancouver City									
July 2010	56	4	24	0	43	33	1	0	161
July 2009	35	4	6	0	13	0	0	0	58
West Vancouver									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	13	2	0	0	4	0	0	0	19
White Rock									
July 2010	2	0	4	0	0	0	0	0	6
July 2009	0	0	14	0	0	0	0	0	14
Vancouver CMA									
July 2010	366	8	70	0	273	562	3	60	1,342
July 2009	284	24	84	1	367	151	0	14	925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2010	38	15	0	0	6	53	0	0	112
July 2009	86	53	0	0	42	26	0	0	207
Delta									
July 2010	18	0	0	0	3	0	0	1	22
July 2009	33	2	0	0	1	8	0	7	51
Langley									
July 2010	17	2	40	2	26	49	0	0	136
July 2009	58	6	14	2	30	15	0	0	125
Maple Ridge / Pitt Meadows									
July 2010	42	0	0	0	18	14	0	0	74
July 2009	112	0	0	0	11	62	0	0	185
New Westminster									
July 2010	13	0	0	0	0	286	0	0	299
July 2009	15	0	0	0	1	9	0	0	25
North Vancouver									
July 2010	21	3	7	1	22	63	0	0	117
July 2009	34	3	0	0	2	66	0	0	105
Richmond									
July 2010	15	0	24	0	12	11	0	4	66
July 2009	61	3	46	6	28	44	0	1	189
Surrey									
July 2010	188	1	2	0	112	390	0	16	709
July 2009	307	1	4	11	158	158	0	87	726
Tri-Cities									
July 2010	10	2	15	0	21	110	0	0	158
July 2009	26	12	46	0	23	117	0	1	225
University Endowment Lands									
July 2010	0	0	0	0	5	15	0	0	20
July 2009	1	0	0	0	19	4	0	0	24
Vancouver City									
July 2010	86	35	2	0	49	734	1	0	907
July 2009	147	45	13	0	53	108	0	0	366
West Vancouver									
July 2010	29	0	0	0	2	17	0	0	48
July 2009	48	2	0	0	3	3	0	0	56
White Rock									
July 2010	2	0	11	0	2	16	0	0	31
July 2009	3	0	20	0	0	31	0	0	54
Vancouver CMA									
July 2010	486	58	101	3	278	1,758	1	21	2,706
July 2009	941	127	145	19	371	651	0	96	2,350

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2010	10	4	0	0	0	148	0	0	162
July 2009	11	7	0	0	46	64	0	0	128
Delta									
July 2010	7	1	0	0	4	0	0	0	12
July 2009	21	0	0	0	85	0	0	0	106
Langley									
July 2010	14	0	16	0	27	0	1	0	58
July 2009	53	2	8	0	3	4	0	0	70
Maple Ridge / Pitt Meadows									
July 2010	39	0	0	0	4	10	1	1	55
July 2009	28	0	0	0	3	5	0	0	36
New Westminster									
July 2010	9	0	0	0	0	20	0	0	29
July 2009	5	0	0	0	0	38	0	0	43
North Vancouver									
July 2010	1	0	0	0	1	0	0	25	27
July 2009	11	3	0	0	3	2	0	1	20
Richmond									
July 2010	11	0	2	0	23	239	0	0	275
July 2009	27	1	18	1	25	10	0	0	82
Surrey									
July 2010	172	0	8	0	118	39	0	29	366
July 2009	114	7	2	1	100	30	0	42	296
Tri-Cities									
July 2010	9	0	6	0	31	76	0	0	122
July 2009	16	13	40	2	40	0	0	0	111
University Endowment Lands									
July 2010	0	0	0	0	1	0	0	0	1
July 2009	0	0	0	0	39	32	0	0	71
Vancouver City									
July 2010	64	1	22	0	24	41	0	0	152
July 2009	60	13	6	0	25	18	0	4	126
West Vancouver									
July 2010	4	0	0	0	0	2	0	0	6
July 2009	14	2	0	0	4	1	0	0	21
White Rock									
July 2010	2	0	4	0	0	3	0	0	9
July 2009	0	0	6	0	0	2	0	0	8
Vancouver CMA									
July 2010	345	6	58	0	233	578	2	55	1,277
July 2009	360	48	80	4	373	206	0	47	1,118

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	2	2	0	0	8	0	0	9	10	-10.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	0	0	0	0	0	0	3	3	0.0
Burnaby - Central Park	6	1	2	0	0	0	0	0	8	1	**
Burnaby - Remainder	15	6	16	0	14	0	0	0	45	6	**
Burnaby Total	31	12	20	0	14	8	0	0	65	20	**
Coquitlam	9	16	0	6	8	7	10	14	27	43	-37.2
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	6	11	0	0	0	0	0	0	6	11	-45.5
Delta	6	11	0	0	0	0	0	0	6	11	-45.5
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	17	9	0	0	45	27	26	12	88	48	83.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	14	0	0	12	0	0	0	40	14	185.7
New Westminster	3	5	0	0	0	0	0	0	3	5	-40.0
North Vancouver City	0	1	4	0	0	0	6	2	10	3	**
North Vancouver DM	10	5	0	0	0	0	0	0	10	5	100.0
Pitt Meadows	3	1	0	0	0	0	0	0	3	1	200.0
Port Coquitlam	1	1	0	0	0	8	20	0	21	9	133.3
Port Moody	3	2	0	0	0	0	0	0	3	2	50.0
Richmond	27	15	6	4	13	0	129	26	175	45	**
Surrey - South	34	19	22	0	31	7	0	0	87	26	**
Surrey - Cloverdale	46	31	0	0	9	8	7	12	62	51	21.6
Surrey - North	69	36	8	0	17	12	99	0	193	48	**
Surrey - Guildford	3	0	0	0	0	0	0	0	3	0	n/a
Surrey - Whalley	22	10	0	0	0	0	0	0	22	10	120.0
Surrey Total	174	96	30	0	57	27	106	12	367	135	171.9
University Endowment Lands	0	1	0	0	0	0	108	91	108	92	17.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	9	6	0	0	0	0	2	0	11	6	83.3
Vancouver - Marpole	4	3	0	2	0	0	6	0	10	5	100.0
Vancouver - Eastside	14	28	0	4	0	3	12	16	26	51	-49.0
Vancouver - Mt. Pleasant	0	1	2	4	0	0	48	0	50	5	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	25	12	0	0	0	0	63	0	88	12	**
Vancouver Total	52	51	2	10	0	3	131	16	185	80	131.3
West Vancouver	11	2	0	0	0	0	0	0	11	2	**
White Rock	1	0	0	0	0	0	0	2	1	2	-50.0
Vancouver CMA	377	242	62	20	149	80	536	175	1,124	517	117.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	19	4	0	0	0	0	0	0	19	4	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	6	4	0	0	0	0	6	0	12	4	200.0
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	41	11	4	0	4	40	0	9	49	60	-18.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	30	7	8	2	12	0	37	0	87	9	**
Burnaby - Central Park	24	4	12	6	26	0	0	130	62	140	-55.7
Burnaby - Remainder	74	38	52	22	19	20	357	214	502	294	70.7
Burnaby Total	169	62	76	30	61	60	394	353	700	505	38.6
Coquitlam	101	70	14	10	48	28	402	24	565	132	**
Delta - Tsawwassen	11	1	0	2	0	0	55	0	66	3	**
Delta - Ladner	32	16	6	0	0	0	3	3	41	19	115.8
Delta - North	51	57	0	0	90	48	0	52	141	157	-10.2
Delta	94	74	6	2	90	48	58	55	248	179	38.5
Langley City	2	1	0	0	0	36	69	98	71	135	-47.4
Langley District	128	62	0	0	171	42	116	176	415	280	48.2
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	204	85	4	8	43	55	21	0	272	148	83.8
New Westminster	73	21	4	0	10	0	129	0	216	21	**
North Vancouver City	1	2	16	2	8	11	18	8	43	23	87.0
North Vancouver DM	42	23	2	44	20	0	129	47	193	114	69.3
Pitt Meadows	13	3	0	12	0	8	0	0	13	23	-43.5
Port Coquitlam	4	2	2	0	7	36	42	8	55	46	19.6
Port Moody	11	6	0	0	13	0	0	0	24	6	**
Richmond	164	53	38	8	119	113	449	236	770	410	87.8
Surrey - South	292	75	30	2	159	180	14	6	495	263	88.2
Surrey - Cloverdale	396	139	4	0	105	41	104	61	609	241	152.7
Surrey - North	512	172	16	0	219	28	196	8	943	208	**
Surrey - Guildford	9	1	0	0	0	0	0	0	9	1	**
Surrey - Whalley	78	45	2	0	0	21	108	0	188	66	184.8
Surrey Total	1,287	432	52	2	483	270	422	75	2,244	779	188.1
University Endowment Lands	1	4	0	0	0	0	170	137	171	141	21.3
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	4	1	6	2	15	0	0	47	25	50	-50.0
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	5	3	0	0	0	0	51	0	56	3	**
Vancouver - Kerrisdale	34	10	0	0	0	0	12	33	46	43	7.0
Vancouver - Marpole	29	8	4	4	0	0	14	2	47	14	**
Vancouver - Eastside	164	100	20	30	29	3	376	58	589	191	**
Vancouver - Mt. Pleasant	0	2	10	10	0	16	278	9	288	37	**
Vancouver - Strath/Grand	0	2	0	0	0	6	128	12	128	20	**
Vancouver - Westside	137	56	2	4	0	14	115	4	254	78	**
Vancouver Total	373	182	42	52	44	39	1,404	546	1,863	819	127.5
West Vancouver	55	21	0	0	0	0	0	0	55	21	161.9
White Rock	2	4	0	0	0	0	53	63	55	67	-17.9
Vancouver CMA	2,750	1,117	256	170	1,117	746	3,882	1,826	8,005	3,859	107.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	14	0	0	0	0	0	0	0
Burnaby Total	14	8	0	0	0	0	0	0
Coquitlam	8	7	0	0	10	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	45	27	0	0	26	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	6	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	8	0	0	20	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	13	0	0	0	126	26	3	0
Surrey - South	31	7	0	0	0	0	0	0
Surrey - Cloverdale	9	8	0	0	0	4	7	8
Surrey - North	17	12	0	0	99	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	57	27	0	0	99	4	7	8
University Endowment Lands	0	0	0	0	108	91	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	6	0	0	0
Vancouver - Eastside	0	3	0	0	12	16	0	0
Vancouver - Mt. Pleasant	0	0	0	0	48	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	12	0	51	0
Vancouver Total	0	3	0	0	80	16	51	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	2	0	0
Vancouver CMA	149	80	0	0	475	167	61	8

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	40	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	0	130	0	0
Burnaby - Remainder	19	20	0	0	287	214	70	0
Burnaby Total	61	60	0	0	324	353	70	0
Coquitlam	48	28	0	0	352	24	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	3
Delta - North	90	48	0	0	0	51	0	1
Delta	90	48	0	0	55	51	3	4
Langley City	0	36	0	0	69	98	0	0
Langley District	171	42	0	0	116	176	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	43	50	0	0	21	0	0	0
New Westminster	10	0	0	0	129	0	0	0
North Vancouver City	8	11	0	0	18	8	0	0
North Vancouver DM	20	0	0	0	129	47	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	36	0	0	42	8	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	119	113	0	0	446	236	3	0
Surrey - South	159	180	0	0	0	0	14	6
Surrey - Cloverdale	105	41	0	0	20	20	84	41
Surrey - North	219	28	0	0	169	0	27	8
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	108	0	0	0
Surrey Total	483	270	0	0	297	20	125	55
University Endowment Lands	0	0	0	0	170	91	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	15	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	12	33	0	0
Vancouver - Marpole	0	0	0	0	14	2	0	0
Vancouver - Eastside	29	3	0	0	348	58	28	0
Vancouver - Mt. Pleasant	0	16	0	0	278	9	0	0
Vancouver - Strath/Grand	0	6	0	0	128	12	0	0
Vancouver - Westside	0	14	0	0	64	4	51	0
Vancouver Total	44	39	0	0	1,121	546	283	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	53	63	0	0
Vancouver CMA	1,117	741	0	0	3,346	1,721	536	105

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	2	0	8	0	0	9	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	3	0	0	0	0	3	3
Burnaby - Central Park	8	1	0	0	0	0	8	1
Burnaby - Remainder	31	6	14	0	0	0	45	6
Burnaby Total	51	12	14	8	0	0	65	20
Coquitlam	19	36	8	7	0	0	27	43
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	6	11	0	0	0	0	6	11
Delta	6	11	0	0	0	0	6	11
Langley City	1	0	0	0	0	0	1	0
Langley District	39	18	45	27	4	3	88	48
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	14	12	0	0	0	40	14
New Westminster	3	5	0	0	0	0	3	5
North Vancouver City	10	3	0	0	0	0	10	3
North Vancouver DM	10	3	0	2	0	0	10	5
Pitt Meadows	3	1	0	0	0	0	3	1
Port Coquitlam	3	6	18	3	0	0	21	9
Port Moody	3	2	0	0	0	0	3	2
Richmond	49	41	123	4	3	0	175	45
Surrey - South	34	19	53	7	0	0	87	26
Surrey - Cloverdale	46	35	9	8	7	8	62	51
Surrey - North	69	36	124	12	0	0	193	48
Surrey - Guildford	3	0	0	0	0	0	3	0
Surrey - Whalley	22	10	0	0	0	0	22	10
Surrey Total	174	100	186	27	7	8	367	135
University Endowment Lands	0	1	108	91	0	0	108	92
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	11	6	0	0	0	0	11	6
Vancouver - Marpole	9	5	0	0	1	0	10	5
Vancouver - Eastside	25	50	0	0	1	1	26	51
Vancouver - Mt. Pleasant	2	5	48	0	0	0	50	5
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	31	12	0	0	57	0	88	12
Vancouver Total	78	79	48	0	59	1	185	80
West Vancouver	11	2	0	0	0	0	11	2
White Rock	1	2	0	0	0	0	1	2
Vancouver CMA	**489**	**336**	**562**	**169**	**73**	**12**	**1,124**	**517**

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	19	4	0	0	0	0	19	4
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	10	4	0	0	2	0	12	4
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	45	11	4	49	0	0	49	60
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	38	9	49	0	0	0	87	9
Burnaby - Central Park	36	10	26	130	0	0	62	140
Burnaby - Remainder	126	60	306	234	70	0	502	294
Burnaby Total	245	92	385	413	70	0	700	505
Coquitlam	209	107	306	25	50	0	565	132
Delta - Tsawwassen	11	3	55	0	0	0	66	3
Delta - Ladner	33	16	4	0	4	3	41	19
Delta - North	51	57	90	99	0	1	141	157
Delta	95	76	149	99	4	4	248	179
Langley City	2	1	69	134	0	0	71	135
Langley District	238	106	171	168	6	6	415	280
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	203	85	68	58	1	0	272	148
New Westminster	51	21	165	0	0	0	216	21
North Vancouver City	35	12	8	11	0	0	43	23
North Vancouver DM	42	19	151	95	0	0	193	114
Pitt Meadows	13	3	0	20	0	0	13	23
Port Coquitlam	30	15	25	31	0	0	55	46
Port Moody	11	6	13	0	0	0	24	6
Richmond	318	133	449	277	3	0	770	410
Surrey - South	289	75	192	182	14	6	495	263
Surrey - Cloverdale	416	159	109	41	84	41	609	241
Surrey - North	514	172	402	28	27	8	943	208
Surrey - Guildford	9	1	0	0	0	0	9	1
Surrey - Whalley	80	45	108	21	0	0	188	66
Surrey Total	1,308	452	811	272	125	55	2,244	779
University Endowment Lands	1	4	170	91	0	46	171	141
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	10	3	15	47	0	0	25	50
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	3	49	0	4	0	56	3
Vancouver - Kerrisdale	43	10	0	33	3	0	46	43
Vancouver - Marpole	41	14	0	0	6	0	47	14
Vancouver - Eastside	249	188	286	0	54	3	589	191
Vancouver - Mt. Pleasant	10	12	278	25	0	0	288	37
Vancouver - Strath/Grand	128	2	0	18	0	0	128	20
Vancouver - Westside	154	62	20	16	80	0	254	78
Vancouver Total	638	296	874	520	351	3	1,863	819
West Vancouver	55	21	0	0	0	0	55	21
White Rock	34	32	21	35	0	0	55	67
Vancouver CMA	3,558	1,491	3,835	2,249	612	114	8,005	3,859

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	2	11	0	0	0	0	0	0	2	11	-81.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	0	0	4	43	38	0	43	46	-6.5
Burnaby - Central Park	0	1	0	0	0	0	130	0	130	1	**
Burnaby - Remainder	5	1	4	0	0	20	0	60	9	81	-88.9
Burnaby Total	9	16	4	0	4	63	168	60	185	139	33.1
Coquitlam	10	16	0	22	30	21	76	24	116	83	39.8
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	6	21	0	16	4	65	0	0	10	102	-90.2
Delta	6	21	0	16	4	65	0	0	10	102	-90.2
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	14	38	0	2	32	0	22	10	68	50	36.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	37	14	0	0	14	0	1	0	52	14	**
New Westminster	11	4	0	0	0	0	0	44	11	48	-77.1
North Vancouver City	0	1	0	2	0	0	25	0	25	3	**
North Vancouver DM	2	4	0	0	0	0	0	0	2	4	-50.0
Pitt Meadows	4	1	0	0	0	0	0	0	4	1	**
Port Coquitlam	0	3	0	0	0	0	0	7	0	10	-100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	9	31	8	8	12	4	235	24	264	67	**
Surrey - South	36	18	0	0	69	37	4	0	109	55	98.2
Surrey - Cloverdale	67	27	0	0	0	28	91	19	158	74	113.5
Surrey - North	93	40	0	20	55	25	9	6	157	91	72.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	6	2	0	0	0	0	0	0	6	2	200.0
Surrey Total	202	87	0	20	124	90	104	25	430	222	93.7
University Endowment Lands	0	0	2	0	0	55	0	35	2	90	-97.8
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	1	0	0	30	10	33	0	63	11	**
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - Marpole	0	0	2	0	0	3	0	0	2	3	-33.3
Vancouver - Eastside	44	10	2	4	0	0	24	4	70	18	**
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Westside	11	22	0	0	13	0	0	2	24	24	0.0
Vancouver Total	57	35	4	4	43	13	57	6	161	58	177.6
West Vancouver	3	13	0	2	0	4	0	0	3	19	-84.2
White Rock	2	0	0	0	0	0	4	14	6	14	-57.1
Vancouver CMA	369	285	18	76	263	315	692	249	1,342	925	45.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	7	10	0	0	0	0	0	0	7	10	-30.0
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	14	9	0	0	0	0	4	2	18	11	63.6
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	24	35	6	8	20	5	239	162	289	210	37.6
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	16	16	10	12	4	47	71	273	101	348	-71.0
Burnaby - Central Park	6	10	12	4	0	48	130	0	148	62	138.7
Burnaby - Remainder	39	49	28	44	0	91	76	287	143	471	-69.6
Burnaby Total	87	111	56	68	24	191	516	722	683	1,092	-37.5
Coquitlam	59	62	12	68	145	150	651	528	867	808	7.3
Delta - Tsawwassen	7	10	0	0	0	0	0	1	7	11	-36.4
Delta - Ladner	36	38	0	0	0	0	4	7	40	45	-11.1
Delta - North	38	73	0	16	53	101	52	3	143	193	-25.9
Delta	81	121	0	16	53	101	56	11	190	249	-23.7
Langley City	1	1	0	0	0	0	0	101	1	102	-99.0
Langley District	109	209	6	18	139	30	240	92	494	349	41.5
Lion's Bay	1	4	0	0	0	0	0	0	1	4	-75.0
Maple Ridge	167	145	18	12	20	10	1	195	206	362	-43.1
New Westminster	43	25	0	4	0	4	592	454	635	487	30.4
North Vancouver City	7	17	12	6	20	3	399	52	438	78	**
North Vancouver DM	33	49	38	0	63	0	47	167	181	216	-16.2
Pitt Meadows	9	12	0	2	0	0	0	70	9	84	-89.3
Port Coquitlam	4	8	0	2	42	34	88	88	134	132	1.5
Port Moody	3	14	0	0	0	0	0	304	3	318	-99.1
Richmond	85	105	10	44	190	99	826	657	1,111	905	22.8
Surrey - South	228	117	46	36	258	113	280	181	812	447	81.7
Surrey - Cloverdale	382	222	4	4	119	212	403	163	908	601	51.1
Surrey - North	411	326	12	30	153	99	94	170	670	625	7.2
Surrey - Guildford	1	2	0	0	0	0	64	0	65	2	**
Surrey - Whalley	51	42	0	0	30	219	568	338	649	599	8.3
Surrey Total	1,073	709	62	70	560	643	1,409	852	3,104	2,274	36.5
University Endowment Lands	4	2	4	4	0	55	91	35	99	96	3.1
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	**
Vancouver - Downtown	0	0	0	2	4	32	309	1,137	313	1,171	-73.3
Vancouver - Kitsilano	0	7	0	0	0	0	251	45	251	52	**
Vancouver - False Creek	0	1	0	0	56	10	1,059	0	1,115	11	**
Vancouver - Granville/Oak	2	1	0	16	0	6	21	212	23	235	-90.2
Vancouver - Kerrisdale	8	22	0	0	0	9	33	59	41	90	-54.4
Vancouver - Marpole	18	20	8	12	0	10	2	0	28	42	-33.3
Vancouver - Eastside	104	124	4	22	6	10	70	224	184	380	-51.6
Vancouver - Mt. Pleasant	1	4	10	20	30	0	6	129	47	153	-69.3
Vancouver - Strath/Grand	1	4	2	8	0	3	12	43	15	58	-74.1
Vancouver - Westside	28	89	4	0	48	53	0	92	80	234	-65.8
Vancouver Total	162	272	28	80	144	133	2,082	1,961	2,416	2,446	-1.2
West Vancouver	48	69	0	2	0	4	8	0	56	75	-25.3
White Rock	6	2	0	0	0	0	69	34	75	36	108.3
Vancouver CMA	2,005	1,958	246	396	1,400	1,457	7,079	6,325	10,730	10,136	5.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	43	0	0	38	0	0	0
Burnaby - Central Park	0	0	0	0	130	0	0	0
Burnaby - Remainder	0	20	0	0	0	60	0	0
Burnaby Total	4	63	0	0	168	60	0	0
Coquitlam	30	21	0	0	76	24	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	4	65	0	0	0	0	0	0
Delta	4	65	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	32	0	0	0	22	10	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	0	0	0	0	0	1	0
New Westminster	0	0	0	0	0	44	0	0
North Vancouver City	0	0	0	0	0	0	25	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	6	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	12	4	0	0	235	24	0	0
Surrey - South	69	37	0	0	0	0	4	0
Surrey - Cloverdale	0	28	0	0	70	12	21	7
Surrey - North	55	25	0	0	0	0	9	6
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	124	90	0	0	70	12	34	13
University Endowment Lands	0	55	0	0	0	35	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	30	10	0	0	33	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	24	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	13	0	0	0	0	2	0	0
Vancouver Total	43	13	0	0	57	6	0	0
West Vancouver	0	4	0	0	0	0	0	0
White Rock	0	0	0	0	4	14	0	0
Vancouver CMA	263	315	0	0	632	235	60	14

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	20	5	0	0	239	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	47	0	0	71	273	0	0
Burnaby - Central Park	0	48	0	0	130	0	0	0
Burnaby - Remainder	0	91	0	0	76	287	0	0
Burnaby Total	24	191	0	0	516	722	0	0
Coquitlam	145	150	0	0	651	462	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	4	7
Delta - North	53	101	0	0	51	0	1	3
Delta	53	101	0	0	51	0	5	11
Langley City	0	0	0	0	0	101	0	0
Langley District	139	30	0	0	240	92	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	10	0	0	0	195	1	0
New Westminster	0	4	0	0	592	454	0	0
North Vancouver City	20	3	0	0	374	52	25	0
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	42	34	0	0	88	87	0	1
Port Moody	0	0	0	0	0	304	0	0
Richmond	190	96	0	3	822	657	4	0
Surrey - South	258	113	0	0	269	180	11	1
Surrey - Cloverdale	119	212	0	0	289	90	114	73
Surrey - North	153	99	0	0	66	73	28	97
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	30	203	0	16	568	338	0	0
Surrey Total	560	627	0	16	1,256	681	153	171
University Endowment Lands	0	55	0	0	91	35	0	0
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	4	26	0	6	309	865	0	272
Vancouver - Kitsilano	0	0	0	0	251	45	0	0
Vancouver - False Creek	56	10	0	0	877	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	33	59	0	0
Vancouver - Marpole	0	10	0	0	2	0	0	0
Vancouver - Eastside	6	10	0	0	70	216	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	129	0	0
Vancouver - Strath/Grand	0	3	0	0	12	43	0	0
Vancouver - Westside	48	53	0	0	0	92	0	0
Vancouver Total	144	127	0	6	1,900	1,681	182	280
West Vancouver	0	4	0	0	8	0	0	0
White Rock	0	0	0	0	69	34	0	0
Vancouver CMA	1,400	1,432	0	25	6,709	5,764	370	561

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	2	11	0	0	0	0	2	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	3	42	43	0	0	43	46
Burnaby - Central Park	0	1	130	0	0	0	130	1
Burnaby - Remainder	9	1	0	80	0	0	9	81
Burnaby Total	13	16	172	123	0	0	185	139
Coquitlam	16	50	100	33	0	0	116	83
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	6	21	4	81	0	0	10	102
Delta	6	21	4	81	0	0	10	102
Langley City	0	0	0	0	0	0	0	0
Langley District	35	50	32	0	1	0	68	50
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	36	14	14	0	2	0	52	14
New Westminster	11	4	0	44	0	0	11	48
North Vancouver City	0	3	0	0	25	0	25	3
North Vancouver DM	2	4	0	0	0	0	2	4
Pitt Meadows	4	1	0	0	0	0	4	1
Port Coquitlam	0	9	0	0	0	1	0	10
Port Moody	0	1	0	0	0	0	0	1
Richmond	13	56	251	11	0	0	264	67
Surrey - South	36	18	69	37	4	0	109	55
Surrey - Cloverdale	77	27	60	40	21	7	158	74
Surrey - North	93	42	55	43	9	6	157	91
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	6	2	0	0	0	0	6	2
Surrey Total	212	89	184	120	34	13	430	222
University Endowment Lands	0	0	2	90	0	0	2	90
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	1	63	10	0	0	63	11
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	2	0	0	0	0	1	2
Vancouver - Marpole	2	0	0	3	0	0	2	3
Vancouver - Eastside	69	18	0	0	1	0	70	18
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	1	0	0	0	0	0	1	0
Vancouver - Westside	11	24	13	0	0	0	24	24
Vancouver Total	84	45	76	13	1	0	161	58
West Vancouver	3	15	0	4	0	0	3	19
White Rock	6	14	0	0	0	0	6	14
Vancouver CMA	444	392	835	519	63	14	1,342	925

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Belcarra													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
July 2010	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	2	15.4	1	7.7	10	76.9	13	800,000	803,846
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Burnaby													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,097,984	1,071,688
July 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	889,000	953,618
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	8.0	92	92.0	100	909,000	971,486
Year-to-date 2009	0	0.0	0	0.0	1	1.1	22	23.2	72	75.8	95	812,000	880,463
Coquitlam													
July 2010	0	0.0	0	0.0	8	88.9	1	11.1	0	0.0	9	--	--
July 2009	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	979,000	911,813
Year-to-date 2010	0	0.0	0	0.0	15	25.0	21	35.0	24	40.0	60	659,900	788,835
Year-to-date 2009	0	0.0	0	0.0	0	0.0	28	48.3	30	51.7	58	755,895	833,886
Delta													
July 2010	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
July 2009	0	0.0	0	0.0	6	28.6	15	71.4	0	0.0	21	603,645	617,619
Year-to-date 2010	0	0.0	1	1.3	9	11.3	32	40.0	38	47.5	80	739,000	790,565
Year-to-date 2009	0	0.0	0	0.0	24	22.2	58	53.7	26	24.1	108	647,948	693,199
Langley City													
July 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Langley District													
July 2010	0	0.0	0	0.0	4	30.8	8	61.5	1	7.7	13	629,000	739,769
July 2009	3	5.7	2	3.8	27	50.9	12	22.6	9	17.0	53	577,000	682,194
Year-to-date 2010	0	0.0	0	0.0	44	38.3	44	38.3	27	23.5	115	629,000	755,515
Year-to-date 2009	6	2.1	36	12.5	121	41.9	95	32.9	31	10.7	289	599,000	631,115

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Maple Ridge													
July 2010	0	0.0	7	18.9	19	51.4	8	21.6	3	8.1	37	569,000	587,332
July 2009	1	3.8	8	30.8	9	34.6	8	30.8	0	0.0	26	564,400	556,338
Year-to-date 2010	0	0.0	51	28.3	96	53.3	28	15.6	5	2.8	180	557,500	556,835
Year-to-date 2009	1	0.7	37	24.3	73	48.0	40	26.3	1	0.7	152	564,900	567,565
New Westminster													
July 2010	0	0.0	0	0.0	2	22.2	6	66.7	1	11.1	9	--	--
July 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	14	37.8	18	48.6	5	13.5	37	628,000	662,291
Year-to-date 2009	0	0.0	0	0.0	2	10.5	14	73.7	3	15.8	19	659,000	671,345
North Vancouver City													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,260,000	1,230,180
North Vancouver DM													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2010	1	4.0	0	0.0	0	0.0	1	4.0	23	92.0	25	1,504,000	1,493,100
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	1,549,000	1,527,476
Pitt Meadows													
July 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
July 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	1	11.1	2	22.2	6	66.7	0	0.0	9	--	--
Year-to-date 2009	0	0.0	4	21.1	13	68.4	1	5.3	1	5.3	19	538,900	548,521
Port Coquitlam													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	76.9	3	23.1	13	678,900	701,308
Port Moody													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	4	19.0	0	0.0	0	0.0	17	81.0	21	850,000	888,524
Richmond													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,060,000	1,094,364
July 2009	0	0.0	0	0.0	0	0.0	2	7.1	26	92.9	28	992,500	967,164
Year-to-date 2010	0	0.0	0	0.0	1	0.9	8	7.3	100	91.7	109	1,000,000	1,206,037
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	16.7	85	83.3	102	1,000,000	1,059,788

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2010	0	0.0	7	4.1	75	43.6	58	33.7	32	18.6	172	600,000	650,163
July 2009	0	0.0	14	12.2	41	35.7	27	23.5	33	28.7	115	619,000	722,156
Year-to-date 2010	1	0.1	53	5.1	480	46.0	308	29.5	202	19.3	1,044	599,900	665,218
Year-to-date 2009	5	0.6	52	6.5	267	33.6	235	29.6	235	29.6	794	649,000	722,136
University Endowment Lands													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
July 2010	0	0.0	0	0.0	0	0.0	1	1.6	63	98.4	64	1,000,000	1,393,745
July 2009	0	0.0	0	0.0	0	0.0	2	3.3	58	96.7	60	1,774,000	1,882,380
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	2.5	197	97.5	202	1,000,000	1,646,680
Year-to-date 2009	0	0.0	0	0.0	3	1.0	20	6.5	283	92.5	306	1,167,500	1,478,403
West Vancouver													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	3,160,000	3,399,703
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	2,899,000	2,890,276
White Rock													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
July 2010	0	0.0	14	4.1	110	31.9	89	25.8	132	38.3	345	656,000	852,070
July 2009	4	1.1	26	7.2	86	24.0	75	20.9	168	46.8	359	715,900	987,855
Year-to-date 2010	2	0.1	106	5.2	664	32.4	485	23.6	794	38.7	2,051	659,900	887,122
Year-to-date 2009	12	0.6	134	6.3	505	23.8	544	25.7	923	43.6	2,118	700,000	912,227

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2010

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	803,846	800,818	0.4
Burnaby Total	1,071,688	953,618	12.4	971,486	880,463	10.3
Coquitlam	--	911,813	n/a	788,835	833,886	-5.4
Delta	--	617,619	n/a	790,565	693,199	14.0
Langley City	--	--	n/a	--	--	n/a
Langley District	739,769	682,194	8.4	755,515	631,115	19.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	587,332	556,338	5.6	556,835	567,565	-1.9
New Westminster	--	--	n/a	662,291	671,345	-1.3
North Vancouver City	--	--	n/a	--	1,230,180	n/a
North Vancouver DM	--	--	n/a	1,493,100	1,527,476	-2.3
Pitt Meadows	--	--	n/a	--	548,521	n/a
Port Coquitlam	--	--	n/a	--	701,308	n/a
Port Moody	--	--	n/a	--	888,524	n/a
Richmond	1,094,364	967,164	13.2	1,206,037	1,059,788	13.8
Surrey Total	650,163	722,156	-10.0	665,218	722,136	-7.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,393,745	1,882,380	-26.0	1,646,680	1,478,403	11.4
West Vancouver	--	--	n/a	3,399,703	2,890,276	17.6
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	852,070	987,855	-13.7	887,122	912,227	-2.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
July 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November	1175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059
	December	906	3,711	24%	952,927	461	1,305	35%	510,130	1,154	3,918	29%	418,096
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August												
	September												
	October												
	November												
	December												
	Q2 2009	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q2 2010	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	YTD 2009	7,692	6,033	18%	812,150	3,599	2,340	23%	472,833	8,127	5,431	22%	379,576
	YTD 2010	7,704	6,126	18%	973,302	3,380	2,127	23%	540,703	8,307	6,396	19%	433,016

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	Q1	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q3	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	4,664	4,782	33%	400,843
	Q4	4,681	5,672	27%	841,899	2,206	2,047	36%	487,278	4,965	4,788	35%	392,200
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3												
	Q4												
	YTD 2009	7,692	6,033	18%	812,150	3,599	2,340	23%	472,833	8,127	5,431	22%	379,576
	YTD 2010	7,704	6,126	18%	973,302	3,380	2,127	23%	540,703	8,307	6,396	19%	433,016

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
July 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99	120.6	114.6	1,239	7.5	66.2	838
	June	633	3.60	5.89	120.4	114.5	1,245	7.5	66.3	842
	July	627	3.50	5.79		115.7	1,251	7.5	66.5	846
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	24	0	6	0	0	0	0	0	30
July 2009	25	0	2	0	0	0	0	0	27
% Change	-4.0	n/a	200.0	n/a	n/a	n/a	n/a	n/a	11.1
Year-to-date 2010	214	0	44	1	7	0	2	0	268
Year-to-date 2009	77	0	22	2	19	56	0	0	176
% Change	177.9	n/a	100.0	-50.0	-63.2	-100.0	n/a	n/a	52.3
UNDER CONSTRUCTION									
July 2010	212	0	60	2	28	56	3	0	361
July 2009	163	0	42	23	43	518	0	0	789
% Change	30.1	n/a	42.9	-91.3	-34.9	-89.2	n/a	n/a	-54.2
COMPLETIONS									
July 2010	22	0	2	0	11	101	0	0	136
July 2009	15	0	0	0	16	0	0	0	31
% Change	46.7	n/a	n/a	n/a	-31.3	n/a	n/a	n/a	**
Year-to-date 2010	168	0	50	16	23	237	0	0	494
Year-to-date 2009	143	0	56	3	73	232	0	0	507
% Change	17.5	n/a	-10.7	**	-68.5	2.2	n/a	n/a	-2.6
COMPLETED & NOT ABSORBED									
July 2010	60	0	10	2	19	74	0	0	165
July 2009	132	0	7	10	65	84	0	0	298
% Change	-54.5	n/a	42.9	-80.0	-70.8	-11.9	n/a	n/a	-44.6
ABSORBED									
July 2010	35	0	2	0	12	68	0	0	117
July 2009	26	0	7	0	10	0	0	0	43
% Change	34.6	n/a	-71.4	n/a	20.0	n/a	n/a	n/a	172.1
Year-to-date 2010	190	0	43	16	40	237	0	0	526
Year-to-date 2009	176	0	87	5	59	168	0	0	495
% Change	8.0	n/a	-50.6	**	-32.2	41.1	n/a	n/a	6.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2010	18	0	6	0	0	0	0	0	24
July 2009	10	0	2	0	0	0	0	0	12
Fraser Valley H RDA									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Mission DM									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	15	0	0	0	0	0	0	0	15
Abbotsford CMA									
July 2010	24	0	6	0	0	0	0	0	30
July 2009	25	0	2	0	0	0	0	0	27
UNDER CONSTRUCTION									
Abbotsford City									
July 2010	168	0	60	2	28	56	3	0	317
July 2009	109	0	42	23	43	518	0	0	735
Fraser Valley H RDA									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Mission DM									
July 2010	44	0	0	0	0	0	0	0	44
July 2009	54	0	0	0	0	0	0	0	54
Abbotsford CMA									
July 2010	212	0	60	2	28	56	3	0	361
July 2009	163	0	42	23	43	518	0	0	789
COMPLETIONS									
Abbotsford City									
July 2010	12	0	2	0	11	101	0	0	126
July 2009	10	0	0	0	16	0	0	0	26
Fraser Valley H RDA									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Mission DM									
July 2010	10	0	0	0	0	0	0	0	10
July 2009	5	0	0	0	0	0	0	0	5
Abbotsford CMA									
July 2010	22	0	2	0	11	101	0	0	136
July 2009	15	0	0	0	16	0	0	0	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2010	39	0	10	2	9	70	0	0	130
July 2009	71	0	7	10	36	72	0	0	196
Fraser Valley H RDA									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Mission DM									
July 2010	21	0	0	0	10	4	0	0	35
July 2009	61	0	0	0	29	12	0	0	102
Abbotsford CMA									
July 2010	60	0	10	2	19	74	0	0	165
July 2009	132	0	7	10	65	84	0	0	298
ABSORBED									
Abbotsford City									
July 2010	20	0	2	0	11	68	0	0	101
July 2009	18	0	7	0	7	0	0	0	32
Fraser Valley H RDA									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Mission DM									
July 2010	15	0	0	0	1	0	0	0	16
July 2009	8	0	0	0	3	0	0	0	11
Abbotsford CMA									
July 2010	35	0	2	0	12	68	0	0	117
July 2009	26	0	7	0	10	0	0	0	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Abbotsford City	18	10	0	0	0	0	6	2	24	12	100.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	6	15	0	0	0	0	0	0	6	15	-60.0
Abbotsford CMA	24	25	0	0	0	0	6	2	30	27	11.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	163	48	0	2	7	17	44	78	214	145	47.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	54	31	0	0	0	0	0	0	54	31	74.2
Abbotsford CMA	217	79	0	2	7	17	44	78	268	176	52.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Abbotsford City	0	0	0	0	6	2	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	6	2	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	17	0	0	44	78	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	7	17	0	0	44	78	0	0

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Abbotsford City	24	12	0	0	0	0	24	12
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	15	0	0	0	0	6	15
Abbotsford CMA	30	27	0	0	0	0	30	27

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	204	68	8	77	2	0	214	145
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	54	31	0	0	0	0	54	31
Abbotsord CMA	258	99	8	77	2	0	268	176

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Abbotsford City	12	10	0	16	11	0	103	0	126	26	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	10	5	0	0	0	0	0	0	10	5	100.0
Abbotsford CMA	**22**	**15**	**0**	**16**	**11**	**0**	**103**	**0**	**136**	**31**	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	110	91	6	34	17	37	287	288	420	450	-6.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	74	55	0	2	0	0	0	0	74	57	29.8
Abbotsford CMA	**184**	**146**	**6**	**36**	**17**	**37**	**287**	**288**	**494**	**507**	**-2.6**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Abbotsford City	11	0	0	0	103	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	11	0	0	0	103	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	17	37	0	0	287	288	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	17	37	0	0	287	288	0	0

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Abbotsford City	14	10	112	16	0	0	126	26
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	10	5	0	0	0	0	10	5
Abbotsford CMA	24	15	112	16	0	0	136	31

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	144	144	276	306	0	0	420	450
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	74	55	0	2	0	0	74	57
Abbotsord CMA	218	199	276	308	0	0	494	507

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2010	0	0.0	0	0.0	11	55.0	6	30.0	3	15.0	20	594,000	627,350
July 2009	0	0.0	2	11.8	6	35.3	1	5.9	6	35.3	17	550,000	667,059
Year-to-date 2010	0	0.0	20	15.6	16	12.5	27	21.1	16	12.5	128	569,000	607,079
Year-to-date 2009	5	4.5	25	22.5	20	18.0	15	13.5	20	18.0	111	560,000	603,960
Fraser Valley H RDA													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
July 2010	0	0.0	13	86.7	0	0.0	0	0.0	0	0.0	15	449,900	459,067
July 2009	0	0.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	4	5.1	66	84.6	0	0.0	1	1.3	0	0.0	78	459,000	457,831
Year-to-date 2009	0	0.0	54	78.3	0	0.0	0	0.0	0	0.0	69	469,900	480,824
Abbotsford CMA													
July 2010	0	0.0	13	37.1	3	8.6	6	17.1	3	8.6	35	549,900	555,229
July 2009	0	0.0	8	32.0	6	24.0	1	4.0	6	24.0	25	529,900	607,064
Year-to-date 2010	4	1.9	86	41.7	16	7.8	28	13.6	16	7.8	206	539,900	550,567
Year-to-date 2009	5	2.8	79	43.9	20	11.1	15	8.3	20	11.1	180	520,000	556,758

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2010

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	627,350	667,059	-6.0	607,079	603,960	0.5
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	459,067	--	n/a	457,831	480,824	-4.8
Abbotsford CMA	555,229	607,064	-8.5	550,567	556,758	-1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
July 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,161	3,137	2,644	43.9	457,651	9.1	443,954
	June	1,681	-10.4	1,200	2,835	2,466	48.7	469,792	10.6	460,480
	July	1,035	-47.8	814	2,033	1,718	47.4	459,361	8.0	457,644
	August									
	September									
	October									
	November									
	December									
	Q2 2009	4,512	-0.7		7,207			418,843	-4.6	
	Q2 2010	4,761	5.5		9,425			460,848	10.0	
	YTD 2009	8,430	-7.8		16,412			414,702	-5.2	
	YTD 2010	9,278	10.1		19,676			454,312	9.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
July 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99	119.1	113.6	89	7.9	70.5	773
	June	633	3.60	5.89	118.9	113.4	89	8.4	70.7	759
	July	627	3.50	5.79		114.6	89	8.1	70.1	752
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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